

NO TROUBLE  
WITH  
A  
MOUTRIE  
PIANO

# The China Mail

ESTABLISHED 1846

October 5, 1932 Temperature 76 Barometer 29.98 Rainfall 0.00 inch Humidity 81 October 5, 1932 Temperature 72

THE DOLLAR  
Today's closing rate 1/2 5/16  
Today's opening rate 1/2 5/16



ALAN ROSE & CO.  
(CHINA) LTD.  
Sole Agents

No. 18,999. 五

三十三百九一第

HONGKONG FRIDAY, OCTOBER 5, 1932

日五廿月八年二十國民華中

PRICE \$3.00 Per Month

## NO TROUBLE!

THAT IS THE EXPERIENCE OF  
HUNDREDS OF OWNERS OF  
MOUTRIE PIANOS.

NO TROUBLE WITH "STICKING  
NOTES" WHEN YOU HAVE THAT  
MUSICAL EVENING.

MOUTRIE PIANOS ARE MADE  
TO STAND THE CLIMATE.

AND THEY DO!

Ask for the Prices:

S. MOUTRIE & CO., LTD.

Tel. Central 2318

P. O. Box 530

## HAWTHORNE & PEARSON

Ladies' and Gentlemen's Tailors

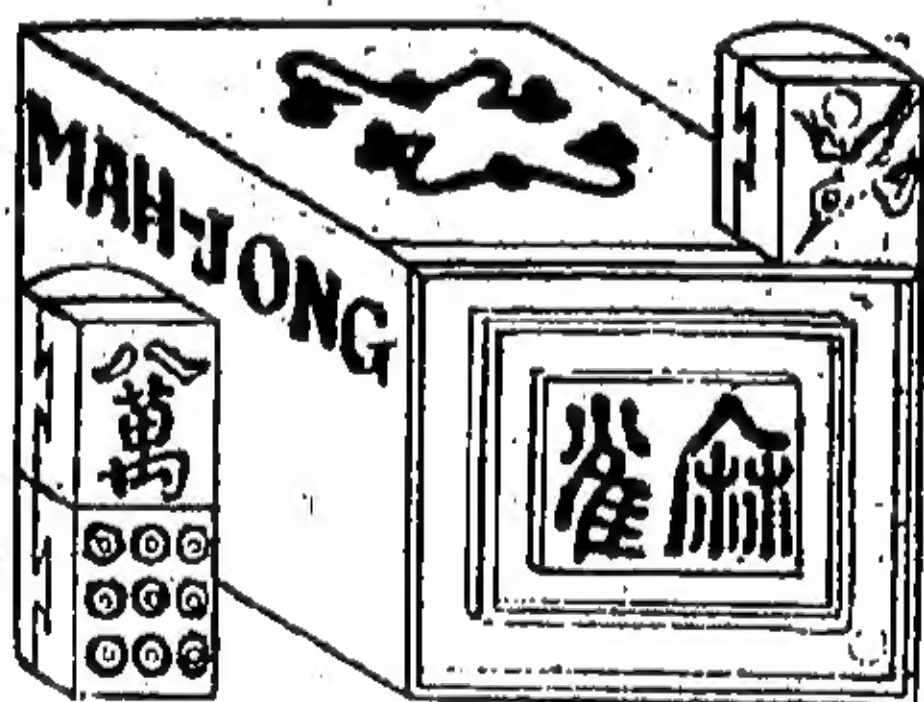


Breeches Makers

St. George's Building, Ice House Street.

(Next door Café Wiseman.)

## MAH-JONG!



The Game which  
has become the  
rage of the whole  
world.

Take a set home  
today and you will  
quickly become an  
enthusiastic exponent.

We have the best selection in South China.

## SWATOW LACE COMPANY.

No. 47A, Queen's Road, Central.

Manufacturers of  
SILK EMBROIDERIES, SWATOW DRAWN WORK, LACES, etc., etc.  
Phone C. 1468. (Hung On Furniture Store).

## ECONOMY IN COAL.

Frederick Lunge Coal stands for economy in coal value. All lamp coals have a large percentage of heat which are practically wasted. The dust in BUCHTEN Lunge lamp coals is so fine as to be next to invisible. Frequent lamp coals burn brightly and to burn in a steady 2000000.

## HONG IF & CO.

Coal Merchants & Contractors, 37, Queen's Road Central. Tel. Central 976. Cable address: "Hindus".  
We also sell in our godowns 18 grades of other Freuchen Coal.

## DONNELLY & WHYTE.

WINE MERCHANTS.

Tel. Cen. 836. Tel. Cen. 836.

## WHEN THE DOORS ARE WIDE OPEN

It is quite easy for everybody to enjoy the sight  
of the most beautiful and largest display of  
POCKET & WRIST WATCHES  
and also to acquire the  
EXTREMELY LOW PRICES

J. ULLMANN & CO.

## EMPIRE TRADE.

### IMPERIAL CONFERENCE DISCUSSION

(Reuter's Service to the China Mail.)

LONDON, October 4

A communiqué states that Sir P. Lloyd George submitted to the economic conference, a draft agenda prepared by the Government as a basis for discussion. The conference is a preliminary consideration of measures to improve imperial trade, including the provision of facilities for use by the dominions, India and the colonies, of the British commercial, diplomatic and consular offices and vice versa.

### ROUND-TABLE CONFERENCE.

SIR ROBERT HO TUNG'S EFFORTS

The Chinese Bankers' Association has informed Sir Robert Ho Tung that they heartily support his proposal for a peace Conference and that they are communicating with the Bankers' Association of the different provinces inviting their support for the scheme.

A copy of translation of a letter from Marshal Chang Tso Lin follows:—

PENGTUNG, 21st September, 1932.  
Dear Sir Robert Ho Tung,  
I beg to acknowledge the receipt of your favour, the contents of which have been noted.

I entirely endorse your proposal for a Round-table Conference and when the time comes, I shall send my Representative to attend it so as to co-operate with your good idea.

With best regards,  
Yours sincerely,  
(Sd.) CHANG TSO LIN.

The Chinese Chamber of Commerce of Nanking and Hangchow and the Native Bankers' Association of Tanyang District have informed Sir Robert Ho Tung that they all heartily support the Round-table Conference.

### REPLY FROM DR. SUN.

Sir Robert writes from Shanghai:—

Sir,—In reply to my inquiry as to a date and place to hold the Round-table Conference, I have received the following telegraphic reply from Dr. Sun Yat Sen:—

Canton, 29th September, 1932.  
In reply to your inquiry, I adhere to my promise personally to attend proposed conference wherever and whenever convened if other principal leaders will meet me to consider and devise means to settle present grave state of the nation. A situation is under development which threatens the complete disintegration of the state as a governing institution. This can only be created by some act of statesmanship expressed by terms of a national settlement by consent between the men who, by the course of events and in the course of the power now wielded by them, are responsible at this moment for the security and welfare of the nation. In default of such a settlement, I foresee a degree of political anarchy which may cause China to relapse into barbaric rule under a brutal soldiery.—SUN YAT SEN.

### ROSARY SUNDAY.

### KOWLOON OBSERVANCE.

Mass will be celebrated on Sunday next at the Rosary Church Kowloon at 6.15, 7.8 and 9.30 a.m. whilst at 4.45 p.m. there will be a recitation of the Rosary, Precession, sermon and benediction. The order of the procession will be as follows:—1 The Banner of Our Lady, 2 Girls scattering flowers, 3 St. Joseph's Apostleship of Study, 4 Apostleship of Prayer, 5 St. Joseph's Confraternity, 6 Blessed Sacrament Confraternity, 7 Bearers of the Mysteries of the Rosary, 8 Confraternity of the Holy Rosary, 9 The Children of Mary, 10 Girls scattering flowers, 11 The Clergy, 12 The Statue of Our Lady, 13 Guard of Honour, 14 The Bishop, 15 The Consuls and the Knights, 16 Ladies' Apostleship of Prayer, 17 The Societade Philharmonica Band, 18 The Faithful.

### HOME MAIL.

"MALWA" BRINGS NEWS  
UP TO SEPTEMBER 6.

The P. and O. s.s. "Malwa" arrived in port this morning with the Home mails. The vessel brings letters and papers, dated September 6 and parcels posted on August 29.

## TRADE SLUMP.

### RIG. COTTON MILLS CLOSE DOWN.

(Reuter's Service to the China Mail.)

MANCHESTER (NEW HAMPSHIRE) Oct. 4.

The Amherst Company's cotton mills, one of the largest concerns in the country, is closing down today on October 6 on the ground of business depression. About ten thousand operatives are affected.

### CONSUL'S INTERVENTION.

#### BRITISH STEAMER INCIDENT.

#### CHINESE MILITARISTS AGAIN.

Another attempt on the part of Chinese militarists to abuse their power on a Chinese servant of a British firm has come to light with the arrival of the China Navigation S. S. Co.'s s.s. "Kwang Chow".

This occurred at Swatow, the vessel's last trip to that port en route for Bangkok. Happily on the representations of Mr. J. H. R. Hance, manager of Messrs. Butterfield and Swire at Swatow, and Captain C. Plunkett-Cole, master of the "Kwang Chow", the British Consul (Mr. H. King) intervened and the would-be shipwreckers were prevented from carrying out a cowardly revenge on the company's regulations. As it was, the comrade was struck with a light cane on the back and also received a glancing blow on his arm from the butt of a Mauser. He was also locked up for one night when his persecutors realised that they could trump up no charge against him. Possibly, the authorities were also influenced by two letters written by Mr. King protesting against the injustice.

Owing to the Piracy Prevention Ordinance (Hongkong) the "Kwang Chow" could not carry third class passengers between Hongkong and Swatow although travellers are accepted for Bangkok. It is also stated that the comrade carries take passengers' fares on board ship, the only authority being that of the ship's agents. When the vessel was about to leave Swatow for Hongkong two naval intelligence officers from the cruiser "Hai Chi" went on board and demanded two third-class passages. After being refused they offered to pay cash on the spot but as this was contrary to the company's regulations, the comrade could only refuse again. They were angered at this but travelled to Hongkong by another ship. In Hongkong they again went on board the "Kwang Chow" and offered money to purchase third-class tickets. The same procedure was gone through and they returned to Swatow on another ship, getting ashore a couple of hours ahead of the comrade. Shortly afterwards, the two officers together with an armed and uniformed blue-jacket called at the Taikeo office but the comrade had gone to Nam Kee, B. and S.'s native broker. Here he was taken into custody. In the street outside he was asked by the two men why he did not know that they were of the official class. As he had slighted them, they said, he would be severely punished. On the way to the police station the two men walked on and Mauser but were brought into use to impress the poor comrade with the men's importance. After confinement for one night with no further ill-treatment, the comrade was released as the Consul had sent two letters to the Chief of Police. The official was loth to accept custody of the comrade but he had to knuckle under to the navy men. A compromise was suggested the next morning in the shape of bail but the comrade refused to put it up and was given his liberty in time to sail with the ship that afternoon.

### FASHIONABLE VAGRANTS.

#### SCARLET SHIRTS.

Recently there has been an epidemic of laxities from the person (pocket-picking and snatching) on the lower level trams. Yesterday morning Detective Inspector Appleton of the S.C.A. paid a visit to Sung Lee's coal-shed on the East Point Reclamation. Here two young Chinese, dressed in fashionable suits of cotton flannels were arrested and charged before Mr. (J. D.) Melbourne this morning with being rogues and vagrants. When asked neither of them had a cent between them; one boasted a comb, a handkerchief and a pawn-ticket, while the other counted amongst his worldly possessions a handkerchief, a best main-ticket and a Canton military badge.

First defendant said that he arrived in the Colony on Saturday and had exhausted his finances. The other stated a recital as to what he accomplished when he was nineteen but was cut short by the interpreter. Inspector Appleton then read their statements which contradicted what they said in Court. After informing His Worship that first accused had a previous conviction, the Inspector walked up to the dock and addressed the prisoners' jackets revealing two scarlet shirts of identical designs cut with low collars in the style most approved by Chinese ladies at present.

His Worship imposed sentence of one month each.

## REPUBLIC OF PORTUGAL.

### CONSUL-GENERAL RECEIVES AT LUSITANO CLUB.

Today being the thirteenth anniversary of the foundation of the Portuguese Republic, Senhor Cerveira de Albuquerque e Castro, the Consul-General for Portugal, was at home at the Club Lusitano between 11 o'clock and noon this morning.

The reception was held in the ball-room of the Club, where light refreshments were served. Beyond the formal toasts of H. M. the King and the President of the Portuguese Republic, proposed by Senhor Cerveira de Albuquerque e Castro, there were no speeches.

Among those present, in addition to the leading members of the Portuguese community, were: Captain Neville, A.D.C. to H.E. the Governor, H.E. General Sir John Fowler K.C.M.G., C.B., D.S.O., accompanied by Lieut. W. J. Humphrey M.C., his aide-de-camp; Commodore H.E. Grace and Paymr. Lieut-Comdr. R. E. Worthington, D.S.C., Secretary, the Hon. Mr. A. G. M. Fletcher, C.M.G., O.B.E., Sir William Rees Davies, Hon. Mr. J. H. Kemp, K.C., C.B.E., Hon. Mr. E. R. Hallifax C.M.G., O.B.E., Hon. Mr. McI. Meser, Rt. Rev. Bishop Pozzoni, Rev. Fr. Almar, M. P. Kremer, Consul for Norway; Mr. Sverre Berg, Consul for France; Captain Karsten Larsen, Consul for Denmark, Mr. Van Andel of the Holland-China Trading Co. and Mr. Hin Kee.

CELEBRATION AT CANTON.  
At Canton a reception was held from 11 o'clock at the Lusitano Club. At 5 p.m. a dance is being given at the Victoria Hotel. At 9 p.m. there will be an illuminated fête and concert in the gardens in the French Concession.

One Chinese case of small-pox and one British case of diphtheria are reported in yesterday's health returns.

"L. S. H." is asked to observe the rule in submitting matter for publication and to send his (or her) name and address.

Through falling from the first floor to the ground floor of a building in the China Sugar Refinery, a septuagenarian coolie died shortly after admission into hospital yesterday.



Quality  
Correct Style  
Moderate prices.

These three essentials are embodied in our Tailoring service. Lounge Suits in the newest Tweeds, Cheviots and Flannels. From \$65.00

TAILORING DEPARTMENT  
MACKINTOSH & CO., LTD.

Men's Wear Specialists.  
Alexandra Building, Des Voeux Road.

Have you noticed how the cockroaches are increasing again?

That is because you are not using

## FLETCHER'S BEETLE VIRUS.

You can keep your house clear of these pests, if you apply the virus occasionally. And remember the Sole Distributors are

Tel. C. 345. FLETCHER & CO., LTD. Tel. C. 345.

THE PHARMACY.

## IMPROVE YOUR COOKING

with

Enamelled

and

Aluminium

## COOKING UTENSILS.

OBTAINABLE AT

THE WING ON CO., LTD.,

HONGKONG.

## DOWS PORTS.

DOWS ONE CROWN

"INVALID HUNTING"

DOWS ARMADALE

"1908"

"1904"

OALOBROCK, MACGREGOR & CO., LTD.,

15, Queen's Road Central.

Tel. Central 75.

## MEE WAH KNITTING & DYEING CO.

General Knitter & Dyer.

Manufacturers of Woollen Singlets, Jerseys, Sweaters & all kinds of Underwear.

No. 1-18, Causeway Bay. Telephone Central 1301.

Manager:—YUENG FORWAN.

## PIANOS for SALE or Hire

TSANG FOOK PIANO CO.,

Tel. 2127.

94A, Wanchai Road.

## YING WAH MANUFACTURING CO.

For Cheap and Durable Suitcases and Leather Goods

PATRONISE LOCAL INDUSTRY

204, Queen's Road Central.

Telephone Central 2388.

We are manufacturers of

Felt Hats, Straw Hats, Linen Hats, etc., etc.

Manufactured in HONGKONG by the

## NAM FORT HAT FACTORY

25-27, Des Voeux Road.

## THE YUEK WO STORE

Harbour Repairs.

Engineering & Building Contractors, Glaziers, Repairs & Shipchandlers.

Office No. 25, Tsim Sha Street.

Workshop: Canton Road, Kowloon.

Phone Central 131.

Phone Central 131.

Phone Central 131.

Phone Central 131.







INTIMATIONS.

NOTICE.

THE DAIRY FARM, ICE & COLD STORAGE CO., LTD.

NOTICE TO SHAREHOLDERS.

THE TWENTY-SEVENTH ORDINARY ANNUAL MEETING OF SHAREHOLDERS in the above Company will be held at the Company's Town Office, 2 Lower Albert Road, Hongkong, on FRIDAY, 5th day of October, 1923, at Noon, for the purpose of presenting the Report of the Directors and Statement of Accounts to 31st July 1923.

THE TRANSFER BOOKS of the Company will be closed from 27th September to 5th October, 1923, both days inclusive.

By Order,  
M. MANUK,  
Secretary.

Hongkong, 19th September, 1923.

HONGKONG JOCKEY CLUB.

MEMBERS are reminded that ENTRIES for the FOURTH GYM KHANA to be held on the 6th and 8th October, 1923, close on SATURDAY next, the 22nd inst. at HONGKONG, 18th September, 1923.

NOTICE.

THE Institute will re-open on TUESDAY, October 9th. Students will be Enrolled at the Education Department only, and should apply at once for entry forms. Hongkong, 3rd October, 1923.

BANK HOLIDAY.

IN accordance with Ordinance No. 5 of 1912, the EXCHANGE BANKS will be closed for the transaction of PUBLIC BUSINESS on MONDAY, the 8th October, 1923.

Hongkong, 3rd October, 1923.

REPORTS AND EXCHANGES.

THE OFFICE will be open for all purposes from 9 a.m. to 12 Noon on MONDAY, the 8th October, 1923. The Office will be closed on that day.

S. S. "SONGHOI."

By Order of the Mortgagees.

TENDERS are invited up to the Sixth day of October, 1923, for the purchase of the above named vessel with Engines and Boilers and various Auxiliary Machinery on board.

Permits to view may be obtained on application to the Underigned.

Tenders must be accompanied by a deposit of \$500.00 returnable after decision on the Tenders has been reached.

The Vessel was formerly known as the s.s. "Hong Keng" and previously as the s.s. "Oriental."

PARTICULARS.

Port of Register — Haiphong.

A single screw steel steamer of 1,117 tons, fitted with internal electric lighting.

Length overall between Perpendiculars ... 410' 5"

Breadth ... 48'

Depth ... 34'

Draft fully laden ... 28'

Gross Tonnage ... 5284

Nett ... 3085

Cargo Cubic feet ... 127,850

Where ... Greenoch

BUILT ... 1888

By Whom ... Caird & Co.

Banker ... Main Banker Tons 847

Capacity ... 500

Engines and Boilers made by Caird & Co.

First Cabin accommodation ... 140

Second Cabin accommodation ... 628

The Ship is to be sold with all Lifeboats, life-preservers and life buoys, deck stores, Engine room stores, Commissary, Equipment silverware, cutlery, glassware, cabin fittings, Mattresses, pillows and linen as they now are on board the vessel.

All Tenders shall be deemed to have inspected the ship and the Purchaser will take the ship, her tackle, apparel and furniture with all faults in the condition in which they lie at the time the Contract for sale is entered into.

Any error, misstatements or misdescription of particulars shall not vitiate any sale made in pursuance of any tender received hereunder or entitle the Purchaser to compensation.

The Vendors shall not be concerned to see to the registration of the ship but will at the cost of the Purchaser execute as Mortgagees a Bill of Sale in favour of the Purchaser.

The Vendors shall not be bound to accept the highest or any Tender.

Tenders will be received at the office of the Underigned, Prince's Buildings, Hongkong, up to the Sixth day of October, 1923.

JOHN STOKES & MASTER, Solicitors for the Mortgagees.

Hongkong, 23rd September, 1923.

NEWS FROM THE OLD COUNTRY.

THE CHINA MAIL has been published for over 50 years. It is the only paper published in Hongkong which has been published for so long. It is the only paper which has been published for so long. It is the only paper which has been published for so long.

WANT ADVERTISEMENTS.

25 WORDS 3 INSERTIONS, \$1. PREPAID.

Every additional word 4 Cents for 3 insertions.

LOST.

LOST.—On the Polo Ground, on Saturday, one pair of pince-nez in case. Finder please return to this office. If necessary, reward will be paid.

TO LET.

TO LET.—GODOWN No. 153, Praya East. Apply—GANDE, PRICES & CO., LTD.

FOR FRENCH TUITION.

Write to

G. MOUSSON

c/o "China Mail" office.

INTIMATIONS.

THE HONGKONG JOCKEY CLUB.

THE FOURTH GYM KHANA MEETING will be held (weather permitting) at Happy Valley, on SATURDAY, 8th, and MONDAY, 9th October 1923, commencing 3.15 p.m. each day.

The Charge for admission to the Public Enclosure will be \$1.

Soldiers and Sailors in uniform half price.

Members are advised that they must show their Badges to obtain admission to the Members' Enclosure.

Each member has the right of introducing 2 non-members to the members' enclosure, tickets for whom can be obtained from Messrs. Linstand Davis at \$5. each up to FRIDAY, October 5th.

The Stewards invite the Ladies of Hongkong to be present.

Hongkong, September 31, 1923.

JAPANESE EARTHQUAKE DISASTER.

HONGKONG RELIEF FUND.

NOTICE.

SUBSCRIPTIONS LISTS for the above Fund are open at the following places:

Hongkong General Chamber of Commerce.

Hongkong & Shanghai Banking Corporation.

Chartered Bank of India, Australia & China.

Mercantile Bank of India.

International Banking Corporation.

Netherlands Trading Society.

Yokohama Specie Bank.

Hongkong Club.

Cheques should be made out to the Order of the Japanese Earthquake Disaster Hongkong Relief Fund.

By Order,

D. K. BLAIR,

Secretary.

HONGKONG RELIEF COMMITTEE.

Hongkong, 10th September, 1923.

PUBLIC AUCTION.

G. R.

PUBLIC AUCTION.

PARTICULARS and Conditions of the Sale, by Public Auction to be held on TUESDAY, the 8th day of October, 1923, at 3 p.m., at the Office of the Public Works Department, by Order of His Excellency the Governor, of One Lot of CROWN LAND at Pokfulam Road in the Colony of Hongkong, for a term of 75 years, with the option of renewal at a Crown Rent to be fixed by the Surveyor of His Majesty the King, for one further term of 75 years.

PARTICULARS OF THE LOT.

Lot No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

As per sale plan, about 25,000 sq. ft.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

Up to 1200.

MAIL WEEK NEWS.

ITEMS FROM FAR AND NEAR.

North Sea trawlers report shoals of tunny fish near the Dogger Bank.

Margate is to spend £52,842 on new roads, street widening, and a bathing pavilion.

Young holly trees have been sold in Kingston market for transplanting in South Africa.

Two workmen have been killed in a collision between two goods trains at Jemelle (Luxembourg).

During a thunderstorm a house known as Ruschcliffe, at Farndon (Notts), was badly damaged by lightning.

The Weymouth pleasure steamboat "Empress," returning from Lulworth Cove towed to safety a small rowing boat with four seamen in it from a French tug lying in Weymouth Bay. The boat was being carried out to sea.

Mr. William Roston Bourke, who was for more than 40 years principal of Holloway College N., died at his home, Pinsbury Park-road, N. aged 81.

Ground was broken on the site of the provisional Parliament House at Canberra, the new Australian Federal capital, situated in a tract of Federal land north-east of Melbourne.

The Communist riots at the Piræus (Athens) resulted in the arrest of 300 persons, who will be tried by court-martial.

Mr. Mervyn L. Tew, of Alton (Hants), Solicitor-General for Nigeria, has been appointed a judge of Supreme Court of Nigeria.

The Wern tinplate works, at Briton Ferry, have been purchased by the Briton Ferry Works, Ltd., which are owned by Baldwins, Ltd.

West Ham Corporation during the year ended March 31 last lost £24,690, on tramways, but made profit of £40,775 on its electricity undertaking.

For having practised as a dentist without being registered in accordance with the new Act, Mr. John Stewart Vetch, of Alnhoth, was fined £10 at Gulsborough, Yorkshire.

Rumsey House, Kidwelly, Carmarthenshire, owned by Mr. Harold Greenwood, a solicitor, who was acquitted on a charge of murdering his wife by arsenical poisoning, has been sold for £1,525 to Kidwelly Independent Chapel for conversion into a chapel.

THE SWEDISH BIRTH-RATE LAST YEAR.

The Swedish birth-rate last year fell to 19.55 per 1,000 compared with 21.38 in 1921 and 23.57 in 1920, while the number of divorces showed a big increase.

Latvia has been officially recognised by the Chinese Government, and a commercial treaty between the two countries will be negotiated in London.

Immigrants into Canada from Britain in July totalled 7,040 compared with 4,305 in July of last year, while the number from the United States shows a decrease of 176.

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MARKET PRODUCE IN HONGKONG.

APPROXIMATE RETAIL PRICES.

Butcher Meat.

(September 28, June 1923, 1918, 1914.

Cuts. Cuts. Cuts.

Beef Sirloin—Mal Lone Pa ... lb. 30

Prime Cut ... 24

Corried—Ham Ngan Yek ... 30

Roast—Shin ... 24

Breast—Ngan Nam ... 24

Soup—Tong Yuk ... 24

Steak—Ngan Yek Pa ... 30

Steak Sirloin—Ngan Lao ... 30

Sausages—Ngan Cheong ... 20

Bollock's Brisket—Ngan No per lb. 12

Tongue, fresh—Ngan Lao each 60

Tongue, corned—Ham Ngan Lao each 60

Head—Nuan Tan, each 1.00

Beard—Ngan Sam, lb. 13

Hump, Salt—Ngan Kio, lb. 20

Foot—Ngan Cheong, each 12

Kidney—Ngan Yek, lb. 12

Liver—Ngan Kio, lb. 13

Tripe (unpressed), Ngan To lb. 8

Calves' Head and Feet—Ngan Lao, each 1.20

Mutton Chop—Yeung Poi Kwat lb. 38

Leg—Yeung Poi ... 38

Shoulder—Yeung Shau ... 38

Saddle—Yeung On Yek ... 38

Pigs' Chiddings—Chia Cheong ... 35

Brails—Chu No ... per set 3

Feet—Chu Kerk ... lb. 18

Fry—Chu Chap ... 37

Head—Chu Tan ... 34

Heart—Chu Sam ... each 12

Kidney—Chu Yim ... each 12

Liver—Chu Hou ... lb. 38

Port Chop—Chu Poi Kwat ... 38

Leg—Chu Poi ... 38

Loin—Chu Han Tan ... 38

Fat or Lard—Chu Yim ... 32

Sheep's Head and Feet—Yeung ... 60

Tau Kerk ... 70

Heart—Yeung Sam ... each 10

Kidney—Yeung Yik ... each 12

Liver—Yeung Hou ... lb. 38

Sucking Pigs to order—Chu Tai ... 35

Stuck Beef—Shang Ngan Yau ... 20

Mutton—Shang Yeung Yau ... 20

Veal—Ngan Tai Yek ... 24

Sausages—Ngan Tai Cheong ... 30

No. 1 ... lb. 32

Fish.

Parbel—Ka Yu ... lb. 42

Bream—Pin Yu ... 42

Codfish—Ho Sin Yu ... 36

Dace—Li Yu ... 40

Codfish—Ohk Yu ... 45

Codfish—Man Yu ... 40

Codfish—Hoi Yu ... 40

Codfish—Mak Yu ... 30

Dace—Sha Mang Yu ... 70

Dace—Wong Mai Lap ... 20

Dog Fish—Tui To Sha ... 12

Sole, Conger—Hoi Man ... 52

Fresh water—Tun Shan Yu ... 32

Yellow—Wong Sin ... 36

Frog—Tui Koi ... 72

Grouper—Shok Pan ... 80

Grouper—Pak Kap Yu ... 54

Halibut—Cheung Kwan Kap ... 32

Labrus—Wong Yu Yu ... 40

Loach—Wu Yu ... 75

Lobster—Lung Ha ... 52

Mackerel—Ohk Yu ... 40

Mackerel—Mong Yu ... 45



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## The China Mail.

HONGKONG, FRIDAY, OCT. 5, 1923.

## THE BUDGET SPEECH.

Coming hard on the heels, or more appropriately the echo, of the speech made by the Duke of Devonshire to the members of the Imperial Conference now in session in London, in which Hongkong came in, for some attention and reference was made to the Colony's emergence from the recent acute trade depression and the fact that she has profited by the political unrest in China, is H.E. the Governor's Annual Budget Speech. This was when the Budget speech in the British House of Commons was an occasion of no little importance and interest. Doubtless the interest is still maintained and the taxation methods of Chancellors of the Exchequer comes in for the same detailed analysis and criticism that has prevailed hitherto. Our local Budget proposals do not as a general thing, excite much outward comment, unless proposals include matters which affect hardly the people, who may be expected to have their voice heard through unofficial channels. For the next fortnight our officials will doubtless give close study to the speech now under review and have something to say more or less illuminating, when the time arrives for their voices to be heard. It may be that the extreme length of a Budget Speech, made so by the many matters with which it deals, or the fact that the voice of the people finds no active expression in Government, makes a reading of such a speech less attractive than it otherwise would be. Few there be we imagine who take no interest whatsoever in the work of what has been described as "our benevolent Government" and who are not

interested however slightly in what has been done and what is being attempted. The Budget speech may be described as an annual stock-taking, when the past is reviewed, and advantage taken of its many lessons to meet the future. The reading of the speech can therefore be recommended as an act of civic or Colonial pride or necessity. It will repay careful reading and give the mind to think, whilst in its closing passages, those dealing with the Land Boom, the Housing Problem, Military Lands, and the Government's Opium Policy, the speech reveals the maker of it as possessed of a wide and sympathetic outlook, an administrative mind above the ordinary, pointing out what may seem obvious facts, but facts in the rush of the daily round likely to be lightly thought of and as lightly heeded. There will we imagine be little if any cavil at the various increases in expenditure which is likely to make it exceed revenue to the extent of three and a half million dollars. As in human life, there is no standing still in the life of a place. It either progresses or does not. And Hongkong has progressed beyond probably the dreams of its early founders could they be here still to indulge in flights of fancy. Increases in Medical, Sanitary, Police, Educational and other matters are all incidental upon the Colony's expansion, and have become increasingly necessary as the days have gone on. The unsettled causes which have operated in Southern China, to which His Excellency has referred in statesmanlike terms has meant increase in population including the undesired class of criminal and the diseased. When normalcy is again reached, and we hope maintained, and the population recedes to its former dimensions it may not be necessary to maintain these increases. Fresh problems seem at this moment and in this connection

to assert themselves; but sufficient unto the day is the increase thereof, and present problems must be met as expeditiously as they arise. The Unofficial Members of the Council will doubtless have something to say on matters of omission, and for the time being such matters, if any, may safely be left with them. It is as we have previously indicated, the latter sections of His Excellency's speech which have given rise in our mind to a considerable degree of interest by reason of their timeliness and obvious truth and sincerity, and which will we think repay further study. The most ardent monist, eager for the fair name of all that British Administration stands for cannot we imagine refute the solid facts of reason advanced by His Excellency in dealing with the Government's opium policy. What he has said seems inevitable. The hot blood would probably be all out for an entire abandonment of the Opium Monopoly on the lines of "d... in the consequences," so long as the thing is discarded, but such a policy, if so it can be described, is fatal and leads only to disaster. The arrival of the Army Council's Authority to go into the question of the Military Lands is in itself of no little significance, and His Excellency's optimistic note as to the probable early settlement of this most important matter will give general satisfaction. The Land Boom and the real cause of it have been so apparent and for so long that what has been so convincingly said but re-emphasised the obvious. These booms are unhealthy manifestations, and unstable, and "cannot last indefinitely." They are immoral and an undermining factor in thoughts and habits of existence which are having their own deleterious effect. The "under dog" is not assured of a straight deal and becomes the tool of forces he cannot control. The man who does not hope for that return to the normal so eloquently voiced by His Excellency, when a fair measure of happiness and contentment may reasonably be expected to dwell in the land. These are but necessarily passing thoughts on a speech that should be the occasion of much sympathetic thought. Other matters may arise which may call for more stringent criticism, but here we simply conclude by congratulating all concerned on piloting the Colony through a difficult period and looking to the future with such unbounded faith and confidence.

## Thin-Skinned.

Our slang dictionary describes this as "pertinent, apt to get a raw." To touch a man upon the raw is to irritate him by alluding to, or joking him on, anything on which he is peculiarly susceptible or "thin-skinned." This is probably a narrow definition and lets in quite an army of people who suffer from the pointed shafts of the many whom nature has endowed with a limited sense of humour and of the fitness of things, and who seize upon the blunders of face and physique of others to get them unnecessarily and often unconsciously on the raw. Those who "suffer" from raw noses (due to indigestion of course) loss of hair (known as baldness) waistlines of Aldermanic magnitude, and other things so dear to the comic artist are all bit subjects for the innumerable that bitch by day and stingeth at night, until such blunders, if such they be, become "sore points" with the possessors of them. Thin-skinned ones permeate the ranks of the great as well as those of lesser fry. The nobility and aristocracy of our noble land do not, wherever it may apply, like to be reminded that its ancestry was dubious and in some recent instances has allied itself with the stage. Fortunes that may have been made in the past from such a staple thing as the slave business are of the hush-hush types of conversation. They are matters of susceptibility. Editors—some of them do not like to be referred to as newspaper men, and to call one a reporter—the idea is too awful for words. It is the newspaper man who perhaps more than anyone else, has to deal and put up with cases of thin-skinnedness (a terrible compound word), and lest we offend, unsuspecting, we refrain from giving examples. Lord Birkenhead in the most recent example of the work of the thin-skinned one. He has been speaking before the Bar Association (nothing to do with Hotels let it be said) and his first speech pricked the tender hide of a thin-skinned one. "F.R." as we personally know him, made refer-

## An Equine Problem.

A cable has announced the early arrival in the United States of Papyrus, the winner of this year's English Derby, who has been matched against America's best three-year-old for a sum of £20,000 and a Gold Cup to the winner and £5,000 to the loser. The distance is 1 1/2 miles and, according to present arrangements, the race will take place on October 20. Mr. August Belmont, chairman of the American Jockey Club, issued the challenge on behalf of the Westchester Racing Association, which appears to consider that the match will prove sufficiently attractive to the public to make it a sound financial proposition. At least it is difficult to see what real benefit will accrue to horse-breeding or horse-racing in a race under such conditions. "We have seen it stated that the result will prove which is the fastest horse in the world. Of course, that is sheer nonsense as Papyrus put up no star performance when he won the Derby. Up to date we have received no definite news what horse will be his opponent in the United States. It is generally believed that Zev will be named. But Mrs. Payne Whitney's three-year-old filly, Untidy has also been mentioned. Mr. August Belmont, as the breeder of Tracery (sire of Papyrus) and owner of that good horse when he won the St. Leger, in 1912, naturally must feel a sentimental interest in the fortunes and deeds of Tracery's first Derby winner. Nevertheless many will question his judgment in proposing a match with Papyrus within a few weeks of the St. Leger and within 30 days of landing in America. Time and again it has been shown that even the trip across the English Channel is enough to cause complete loss of form. The peerless Pretty Polly at her zenith got beaten by a moderate performer (like Presto) when she was sent across the Channel. A transatlantic voyage is a far severer test. Even if Papyrus wins it will merely prove how moderate are the three-year-olds in America; if he is defeated it will prove merely that the expected has happened. The best way to view the affair is as a sporting match with the odds all in favour of the American horse. That Steve Donoghue has consented to make the trip and run the risk of losing his position at the head of the list of winning jockeys adds further interest to the match. The most amazing feature of the whole affair is that Mr. Irish, the owner of Papyrus, ever entertained the project; now that he has done so, it is to be hoped his proverbial hick will hold.

## To-day's Poem.

(The Drunken Seaman.)

There came a seaman up from the sea.  
'Sailor, what is your will of me?'  
He rolled in his gait as seamen use,  
His eye was stern, that I might not choose.  
But fetch him booze, and make him tea;  
'Sailor, what is your will of me?'  
He puffed at a pipe that gave no smoke.  
Then this strange word from his lips there broke:  
'I was drowned in the Skagger-Rack,  
But we fought 'em fair, and we beat 'em back.  
'Now which of these laughing lads shall be  
Seamen to learn the ways of the sea?'  
He looked at the lads, and they left their game,  
And wide-eyed over the grass they came;  
And each one spoke, and thus said he:  
'Sailor, what is your will of me?'  
—MAUDE GOLDMINE.

## WEATHER CALENDAR.

OCTOBER 5.

1570. The fifth of October, at night happened a terrible tempest of wind and rain both on the sea and land by means whereof many ships and other vessels were drowned, about midnight the water overflowing, drowned many meadows, pastures, towns, villages, cattle, houses and goods, to the utter undoing of a great number of subjects of this Realm; besides the loss of many women, and children, some drowned in their beds, and some as they travelled.

1711. Windsor. I dined with honest Colonel Godfrey, took a good walk of an hour on the terrace, and then came up to study; but it grows bloody cold, and I have no waistcoat here.

## SHADOWS BEFORE.

Coming Events Advertised in The Mail.

## ENTERTAINMENTS.

October 5.—Coronet Theatre; Charles Ray in "A Tailor Made Man."  
October 5.—Star Theatre "An Accidental Honeymoon." 5.30 p.m.  
October 5.—World Theatre; "Soldiers of Fortune."  
October 5.—Star Theatre; Forbes-Russell Comedy Co., presents "Per O' My Heart," 9.15 p.m.  
October 6.—Hongkong Jockey Club's fourth Gymkhana. SOCIAL.  
October 13.—Dance at Peak Club, 9.15 p.m.  
October 9.—At P.W.D. Offices, one lot of Crown Land at Pokfulam Road, 3 p.m.  
October 6.—Lammert Bros., at Hot's Wharf, Kowloon, 13 casks silicate of soda, 11 a.m.  
October 5.—Kennedy Road, at "Kingsclere" household furniture, etc., at 11 and 2.30 p.m.  
October 5.—Hongkong Cricket Club annual general meeting in the Pavilion at 5.30 p.m.  
October 9.—Hongkong Hockey Club, annual meeting in the Hongkong Cricket Club Pavilion, 5.30 p.m.  
October 15.—Extraordinary general meetings at Hongkong Hotel, Polder Street, of the Hongkong Hotel Co., Ltd., and the Shanghai Hotels, Ltd., at 11 a.m. and 11.30 a.m. respectively.

## WAITING.

Yes, waiting till the Wheel of Fate,  
May bring thee back again;  
Across the seas of Love and Hate,  
And Life's long dreary plain.

Yes, waiting till our stars may bend  
Their course in stellar space;  
Their light enshrined with rays to blend  
Our lives in some rare place.

Yes, waiting till we whisper thoughts—  
Fire born within the deep  
Recesses of our lonely hearts—  
Of love our souls may keep.

JOHN KYOTO.

1923.

## LOCAL AND GENERAL.

There will be a subscription dance at the Peak Club at 9.15 p.m. on Saturday, October 13.

The annual general meeting of the Hongkong Cricket Club will take place to-day at 5.30 p.m.

A postcard from R. B. Salisbury announces his "Coming Shortly" with "The Quaints," "Polly," "The Beggar's Opera," and "The Nine O'clock Revue."

The hearing of the action brought by Captain J. Watson, formerly master of the "Gorleston," against Mr. H.M.H. Nemaze for damages for wrongful dismissal was concluded in the Summary Court yesterday afternoon. Mr. Justice Gompertz reserved judgment.

A Chinese Engineers' Institute is being opened at Canton to-day. It is a building specially erected for the purpose at a cost of \$30,000 for the site and \$40,000 for the erection of the building. We read that many prominent persons in Canton and representatives of the Chinese engineers from Hongkong, Shanghai and other parts of the country are expected to be present at the opening ceremony.

## FOR BUSY MEN.

POINTS FROM THE  
BUDGET SPEECH.

"The Colony's Finances are in a most satisfactory condition."  
\$10,897,302 is the sum to be applied to public service for the year 1924.

The Colony's Credit balance is \$12,658,642, which is \$5,000,000 more than expected. Less expended than anticipated and under-estimates of revenue is given as reasons for the increase.

Revenue for this year is now expected to exceed original estimate by over \$4,400,000. Difference is due mainly to continued high return from opium monopoly, and to largely increased land sales which are expected to total \$2,800,000.

The P.W.D. has been unable to spend all the money allotted to it. Recurrent expenditure in this department, shows an increase of over three lakhs due to repairs necessitated by typhoon weather.

Military contribution increased by \$200,000.

\$300,000 goes to University, balance of endowment fund. \$250,000 for expenses in connection with the British Empire Exhibition.

Revenue for 1924 is estimated to amount to \$21,369,934, and expenditure to \$24,924,667.

\$20,000 has been included in the estimates to cover cost of possible visits to the Colony by Foreign squadrons.

Also \$14,000 for a Geological survey of the Colony. No one locally being able to do this work, officers of the British Columbia University are to do the work.

\$17,500 is set aside to meet the cost of the preparation of the Laws of Hongkong. Legal departments are to have more officers.

The Police Force is increased to 1,415 men, "a very big and also a very expensive increase" over the 1,200 men of 1922.

The Fire Brigade is to "burn up" quite a lot. A Fire Fleet is to cost about \$180,000.

Remand prisoners are to have a van provided for their use when being taken to the Supreme Court.

Medical and Sanitary Board show increases in expenditure due to additions to staff. The Education Board gets \$95,000.

The P.W.D. is to have seven additional engineers and eight overseers. It is estimated this department will be able to spend \$7,000,000.

"A very large sum" is set aside for the railway which "has great potentialities."

The building of quarters for officers is being steadily continued. The Government is participating in the Kowloon Tong scheme.

More roads are to be made, including some for motorists.

\$10,000 for laying of tramways in Kowloon.

\$100,000 for laying out of King's Park for recreation purposes.

A new lunatic asylum to be built.

It is hoped to bring the first water to Hongkong from the Shing Mun Valley Water works on the Kowloon side in the spring of 1927, at the rate of 17 million gallons a day throughout the driest period. The estimated cost of doing this is put down at \$17,000,000.

It is expected to end the year 1924 with a deficit of 3 1/2 million dollars. Balances are ample to meet any possible call upon them.

Efforts to reduce consumption of opium have not been attended with very great success. Increasing taxation in various directions has meant the Colony's revenue being exceeded in its immediate needs. The Colony is in a position to face the loss of all revenue from opium without becoming involved in serious financial difficulty.

So long as China continues to grow opium in great quantities the Colony is unable to abandon its monopoly.

Revenue from Land Sales is "mere guess work." Demand for land is due to speculations in South China. With the land boom ending during the coming year?

Military lands question may be settled before the Governor's term of office expires.

LAUS DEO.

## JOTTINGS FROM MACAO.

(From Our Own Correspondent.)

## Arrivals.

Mr. C. Van Dorssen, business manager of the Netherlands Harbour Works Company, Macao, Ltd., arrived here on Friday.

Dr. Soares, also, has returned from the Medical Congress at Siugapore.

## Departures.

General Sir Manuel Gomes da Costa, K.C.M.G., embarked on the morning of the twenty-seventh, with the military honours due to his rank.

The General leaves many close friends and admirers in this city.

## Artists.

An able Chinese artist, named Choi Chong, exhibited his ability a few days ago by removing, with admirable dexterity, a gold leaf from the breast of a passing Chinese lady.

Another, called Sin Seng, with a gang of ten, entered a Chinese store and were doing some excellent work when the police arrived and conveyed them, troupe and leader all to prison.

## Proclamation of the Republic.

The thirteenth anniversary of the Proclamation of the Republic, is being celebrated in many ways by the Government and the people.

The chief event is of course the Government House Ball, which promises to be a brilliant function.

In the morning there will be a parade of all the military forces and attached units, after which they will be handed the colours and will march past the Municipal Building at the salute.

His Excellency the Governor, Dr. Rodrigo Rodrigues, will also give a tea-party to the children of Macao, at his summer residence "Flora."

In addition to the foregoing and the official reception by His Excellency, the Centro Republicano Eleitoral will assemble in commemoration both of the Proclamation of the Republic and the new foundation.

## New Fire Brigade Headquarters.

The formal opening of the new Fire Brigade headquarters took place on Wednesday, at 4 p.m., followed by a display of fire-drill and a kermess in aid of the Firemen's Pension Fund.

## Procession in aid of the victims of the Japan Earthquake.

This procession, announced for the 29th and 30th ultimo, was unavoidably postponed. The date will be announced later.

## Concert.

The concert which was given for the same end was highly successful, a substantial sum being remitted to the relief fund.

## COLONY'S FINANCES.

## YESTERDAY'S COUNCIL VOTES.

The Colonial Secretary presided over the meeting of the Finance Committee held following the Council meeting and explained the following votes, which were approved:

\$640 in aid of the vote Botanical and Forestry Department, Other Charges, Maintenance of Gardens and Grounds.

The Chairman: This is for re-laying the tennis court at the Paine Judge's house at the Peak. \$85,000 in aid of the vote Miscellaneous Services.

The Chairman: This is in respect of the old Yaumati ferry. When it was decided to control these ferries that service was put up to tender and the Company then running it was dispossessed. There has been considerable correspondence since as to the damage done, with regard to the depreciation of launches in particular, and as regards the prices which we paid for the piers. The piers were their property, but on temporary permit and we had the right to resume them. The matter has been before the Secretary of State and thoroughly thrashed out, and this figure of \$85,000 is acceptable to the applicants in full settlement.

\$500 in aid of the vote Miscellaneous Services, Bonuses for Interpreters and Translators.

The Chairman: The annual vote is \$1,107. The younger clerks in the service are encouraged to qualify for these bonuses. There has been a very good response and this sum is required.

\$4,500 in aid of the vote Military Expenditure, B.—Volunteer Defence Corps, Other Charges, Camp Expenses.

The Chairman: The camp which was held in January last year exhausted the vote of \$4,000. This is for the annual camp to be held this November.

The Finance Committee also approved the financial minute relating to the distribution of unexpended balances of Public Works Department votes for the year 1923.



# THE HOUSING QUESTION.

## COMMISSIONS REPORT.

### RESERVATIONS AND RECOMMENDATIONS.

#### EXHAUSTIVE SURVEY.

The Report of the Housing Commission appointed by H.E. The Governor in April last to enquire "as to what measures are possible to increase the quantity and decrease the cost of housing accommodation in the Colony," was laid upon the table of the Legislative Council yesterday. Realising that this question is one of the most important with which the Colony has had to deal, the *China Mail* feels that best interests will be served in giving the Report word for word as it has been delivered, urging its readers to give it their careful consideration.

The members of the Commission were the Hon. Mr. H. E. Pollock, K.C. (Chairman) the Hon. Mr. R. H. Kewell, and Mr. W. S. Bailey, a competent Commissioner, so far as number is concerned, and well qualified by long residence and interest in things relating to the welfare of the Colony, to report on housing.

#### Introduction.

We were appointed by His Excellency the Governor in Council to enquire "as to what measures are possible to increase the quantity and decrease the cost of housing accommodation in the Colony," and were directed to report to His Excellency the Governor on findings and recommendations as early as possible.

Our report does not deal with "revenue" accommodation, because we were subsequently informed by the Government, by letter, that the above expression, "housing accommodation," was not intended to include office accommodation.

Although asked to report as early as possible, we have been so impressed by the gravity and difficulty of the task assigned to us, and by the undesirability of arriving hastily at any decision, that we judge it desirable to take ample time to present our investigations.

Whilst we have, in the course of our enquiries, collected a considerable mass of valuable documentary and other evidence referred to in paragraphs 5 and 6 of this report which has assisted us greatly in arriving at our conclusions, we have nevertheless drawn to a certain extent upon our long experience of the Colony, its circumstances and its needs.

#### Documents.

We annex hereto the following documents:—

Enclosure 1 containing—  
(1) our circular dated the 9th April, 1923, which was sent to all the authorised architects in private practice, and to Chinese contractors and engineers in the Colony on the Government list, and which was also published in the "four large English newspapers"; and  
(2) the answers thereto, numbered 1 to 55, for convenience of reference.

Enclosure 1A containing plans referred to in letters in Enclosure 1.

Enclosure 2 containing our circular letter dated the 27th April, 1923, addressed to European firms on the subject of the housing of employees; with answers thereto, numbered 3 to 32.

Enclosure 3.—Minute extracted from C.S.O. 3 in 361 (1921) by the Hon. Mr. H. T. Jackson, dated 18/12/22, on the subject of the estimated cost of erection by the Government of lodging-houses for Chinese, together with the estimated annual expenditure thereon, and the estimated annual revenue therefrom.

Enclosure 4.—Minute extracted from C.S.O. 1255/23 of the 6th Meeting of a Committee consisting of the late Director of Public Works, Mr. T. L. Perkins, Mr. H. W. Ford and Mr. W. L. Leach on the introduction of labour-saving devices.

Enclosure 5 containing information received by the Chairman from the Buildings Office re the projected demolition and reconstruction of certain buildings.

Enclosure 6 containing cuttings from the local Press, and extract from speech of Vice-Chairman of Kowloon Residents' Association at their last annual meeting, on the subject of Reservations.

Enclosure 7.—Map of Hongkong showing proposed British Reservations.

#### Viva Voce Evidence.

In addition to the above documents, we have taken the following viva voce evidence (Enclosure 8), namely:—

(1) Evidence of 4 witnesses employed in His Majesty's Naval Yard.

(2) Evidence of Mr. Lam Woe, contractor, on various points referred to in the letters in Enclosure 1.

(3) Evidence of the late Mr. J. W. White, the officer then in charge of the Buildings Office, together with certain papers he handed in.

(4) Evidence of Mr. J. C. Parker Rees, Superintendent of Crown Lands, together with papers which he handed in, and also has since sent to the Chairman.

(5) Evidence of the Hon. Mr. H. T. Jackson, Acting Director of Public Works.  
(6) Evidence of Mr. L. G. Bird, partner in the firm of Palmer & Turner, Architects, together with letters since sent to the Chairman.

#### Interviews.

7. We or the Chairman have also had interviews with the following gentlemen:—

(1) Mr. J. P. de V. Seurs, who expressed the necessity of erecting buildings on the hill-sides, provided they could be obtained from the Government.

(2) Mr. A. G. M. Fletcher's scheme for erecting the erection of "new houses," which is dealt with in para. 36 of this report.

(3) Mr. J. P. de V. Seurs on a scheme which he, in association with a number of wealthy Chinese gentlemen, submitted by letter to the Colonial Secretary, for the levelling and development of the hill-sides surrounding the Cemetery site in the centre of the Kowloon Peninsula for the purpose of building houses thereon for accommodating British, Portuguese and Chinese residents of moderate means, and also the Chinese working classes. This scheme is given referred to in para. 37.

(4) Mr. Fred. Ellis, who is interested in a scheme for the formation of a Development, Building and Savings Society. Further reference to this project will be found in para. 36.

(5) Mr. H. W. Cowling, an expert in cement-concrete structures, who was on a visit here from Bombay.

#### Distressed Tenants.

8. The Chairman has also, with the approval of the other members of the Commission, dealt both orally and by letter with numerous applications made to him by distressed tenants who had been given notice to quit under Section 4 (1) (a) or Section 4 (1) (b) of the Tenants Ordinance, 1922.

9. In all the cases falling under 1 (a) or 1 (b) of the Ordinance, the Chairman was able to assume the tenants of their right to remain where they were.

10. In some of the cases under 1 (1) (a)—the clause re three months' notice to quit, our reconstruction the Chairman had to appeal to the Hon. Acting Colonial Secretary, who worked hard in the matter, to provide the distressed tenants with other accommodation. Even, however, with such Government help, these tenants have undoubtedly suffered much hardship in many cases, not only by being turned out of their previous dwellings (some of them stated by the Building Authority to be in "good" or "fair" condition, see items in Enclosure 5, marked with a red cross), but also by being in many instances obliged to pay higher rents than before.

This subject of reconstruction is again referred to in para. 104 to 106 of this Report.

11. For convenience of reference, all paragraphs in this report containing recommendations by us are indicated with an asterisk.

12. Having made the above preliminary remarks, we now proceed to deal with the first of the two branches of the housing question referred to us, namely:—

#### 1.—Measures for Increasing the Quantity of Housing Accommodation.

13. This branch of our Inquiry falls broadly under 5 sub-heads which are:—

(1) Opening up and laying out of new sites for building purposes.

(2) Improvement and extension of communications with outlying districts.

(3) Encouragement of Building and Government facilities.

(4) Utilization to best advantage of land already available.

(5) Provision of an adequate staff for the Public Works Department.

(Continued on page 9.)

## TO-DAY'S ADVERTISEMENTS.

**NAVY LEAGUE BALL**  
Under the Patronage of Admiral Sir Arthur Leveson, K.C.B.  
(In aid of War Charities)  
Will be held at  
The CITY HALL on  
FRIDAY, 2nd November, 1923,  
at 9.30 p.m.  
Tickets \$5 each.  
Obtainable from the  
Ladies' Committee  
Moutrie's, Anderson's and  
The Engineer's Institute.

STRUTHERS & BARRY.

### NOTICE TO CONSIGNEES.

From SAN FRANCISCO and LOS ANGELES via PORTS.

**THE Steamship "WEST CACTUS"**

having arrived from the above mentioned ports Friday, 5th October, 1923. Consignees are hereby notified that their cargo is being landed at their risk into the hazardous and/or extra-hazardous Godowns of the Hongkong & Kowloon Wharf & Godown Co., Ltd., Kowloon, and stored at consignees' risk.

Consignees of Cargo must produce an Import Permit signed by the Superintendent of Imports and Exports, Hongkong, before Bills of Lading will be countersigned or Delivery Orders issued.

All broken, chafed and damaged cargo is to be left in the Godown where it will be examined at 10 a.m. Wednesday, 10th October, 1923, by Messrs. Anderson & Ashie, Marine Surveyors.

All claims must be presented within ten days of the steamer's arrival here, after which they cannot be recognised.

No claims will be recognised after the goods have left the Godown and cargo undelivered after 11th October, 1923, will be subject to rent.

No Fire Insurance whatever will be effected.

Consignees are requested to send in their Bills of Lading in exchange for Delivery Orders immediately.

**STRUTHERS & BARRY,**  
Agents, U. S. S. B. Emergency Fleet Corporation.  
Hongkong, 5th October, 1923.

## TO-DAY'S NEW ADVERTISEMENTS.

### DON'T MISS

The last day of the popular comedy star

**CHARLES RAY**

**A TAILOR MADE MAN**

Final performances to-day

AT

**THE CORONET.**

## THE STAR

TO-NIGHT at 9.15

**FORBES RUSSELL COMEDY COMPANY**

will give

Their Farewell Performance in Hongkong

**"PEG O' MY HEART"**

The comedy that made Laurette Taylor famous.

Popular Prices \$3, \$2 & \$1.

Booking at Moutrie's and Theatre.

## "OVERLAND CHINA MAIL"

Contains all the News of the Week.

PRICE 25 cts. PER COPY.

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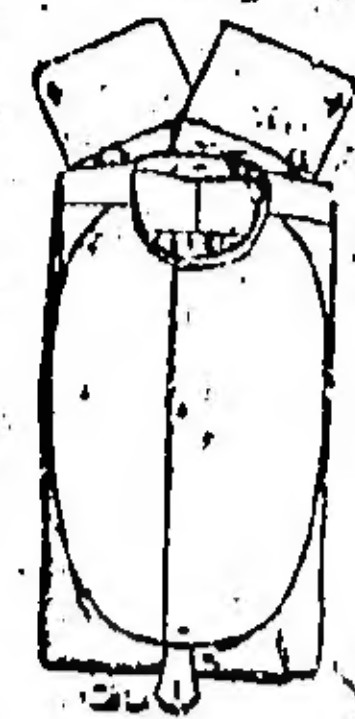
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**NOTICE TO SHIPPERS AND PASSENGERS.****VESSELS DUE****FROM BANGKOK.**

Oct. 13—E. A. Baka.

Oct. 13—E. A. Baka.

**FROM SINGAPORE.**

Oct. 30—U.S.S.B. West Ivan.

**FROM JAPAN.**

Oct. 11—J.C.J.L. Tjilwang.















## THE HOUSING QUESTION.

(Continued from page 5.)

## Sub-Head (1)—Opening, up, etc., of New Sites for Building Purposes.

14. This sub-head comprises the speedy opening up, laying out, leveling and draining of large areas of land in both Hongkong Island and Kowloon, so as to make them available for buildings.

15. Crown lands suitable for building houses for the various classes of the community, and already for building on, are scarce; and we regard this scarcity as the chief preliminary obstacle to building development. Few of the potentially available sites are marked out or measured, with the result that the all-important work of building new houses on new sites is being delayed and held up. One of the consequences of this delay is that would-be investors in landed property are necessarily driven to invest their money in schemes of reconstruction, which do not help much in interesting housing accommodation, and have, in addition, the undesirable effect of creating competition for skilled labour and building materials, which are so urgently needed for new houses on new sites.

16. We therefore regard it as imperative for the Government to speed up the work of laying out, marking and draining extensive areas for building, especially in the Kowloon Peninsula, which presents a vast and promising field for building development; but it is absolutely impossible for this recommendation of ours to be speedily and efficiently carried out, without the considerable increase of staff in the Survey Office which is referred to in paragraphs 57 to 60 of this Report.

17. We commend to the consideration of the Government the desirability of expediting the completion of the Praya East Reclamation by making extra payments to be debited to the Praya East Reclamation Fund, and to be divided in proportion to the areas of the respective holdings of the marine land-holders concerned.

18. We also recommend that the Government bring every possible pressure to bear on the proper Authorities to expedite the removal of the Military from the central and already levelled and drained sites in the heart of the City of Victoria and of the Kowloon Peninsula. These sites, which occupy some hundreds of acres, are vital to the residential and commercial expansion of the Colony.

## Sub-Head (2)—Improvement and Extension of Communications with Outlying Districts.

19. As steps towards the opening up of undeveloped areas, in order to increase housing accommodation, and to ease the congestion in the crowded parts of the City, we recommend that prompt action be taken by the Government—

- (1) To speed up the completion of the road from Wongneiching Gap to Repulse Bay, which will halve the distance from the City of Victoria to Repulse Bay, and will also open up good building sites between Wongneiching Gap and Repulse Bay.

## Motor Roads.

- (2) To push on with the projected motor-roads in the Kowloon Peninsula.
- (3) To construct as soon as possible a tramway from Stone Nullah Lane to Wanchai Gap in order to open up the Mount Cameron district which, we understand, will provide sites for some 600 separate houses. These sites should be marked out on a plan which should be published by the Public Works Department. This neighbourhood cannot, in our opinion, be adequately developed by motor traffic.

Many residents have not sufficient means to enable them to keep motor cars; motor traffic cannot to quote the words of H.E. the Governor at page 137 of the Hongkong Almanac for 1921 with reference to this Wanchai Gap Tramway) supply the necessary cheap and rapid transit at regular intervals to a central point besides being liable to stoppage in heavy rains; and—

## Traffic Services.

- (4) To provide tram-services in Kowloon and its foothills.
- (5) To encourage the extension and improvement of motor-bus services in Hongkong, Kowloon and the New Territories.
- (6) To provide improved ferry-services to both sides of the Kowloon Peninsula, and to Cheung Chau.
- (7) To arrange, if possible, for a reduction of ferry-fares. If existing ferry companies cannot be induced to reduce their charges, reduction of fares should be made a condition for the renewal of current concessions, or for the grant of new concessions.

20. In connection with the improvement and extension of the tram, ferry and motor-bus services, we think that the Government should aim at efficiency and cheap service rather than at raising Revenue.

## Middle Levels.

21. As regards recommendation (3) in paragraph 19, the Commissioners see a state of affairs rapidly approaching on the middle levels of Hongkong Island, which is of a serious character from the point of view of diminishing the present accommodation available for British residents. "Kingsclere" has recently been purchased by a Chinese syndicate with the result that some 50 to 60 British residents will shortly be rendered homeless. It seems likely, too, that other boarding-houses in the neighbourhood of "Kingsclere" which are occupied mainly by British guests, will, when the Rents Ordinance lapses, cease to exist. Under these circumstances the obvious remedy is to look for outlets for building on the higher levels; and the Mount Cameron district, when open up as suggested in paragraph 19, will be a suitable place for the purpose.

22. Whilst we wish to congratulate the Peak Tramway Company upon the relief to the Peak traffic afforded by the recent inauguration of several non-stop trams, we would recommend, in the interests of the dwellers on the middle levels, that the question be thoroughly investigated by the Government of the practicability of serving the Bowen and May Road levels by two different (covered-in) sections of moving platforms or staircases, one from the bottom Tram Station or thereabouts to Bowen Road, and the other from Bowen Road to May Road.

## Building.

## Sub-Head (3)—Encouragement of Building and Government Facilities.

23. In addition to the suggestions under the head "Measures for Decreasing the Cost of Housing Accommodation" (see paragraphs 66 to 107), we make the following recommendations.

24. This evidence before us (see paragraph 25) shows that further building labour cannot be attracted to this Colony, unless provision is made for housing such labourers at a moderate rental; and accordingly it is of paramount importance to secure the cheap housing of workmen engaged in the building trades. We, therefore, recommend that the Government should afford assistance to house Chinese workmen engaged in the building trades by—

- (1) Granting land cheap to persons on condition that they build tenement-houses ready for occupation by workmen engaged in the building trades, within a period of 6 months or the shortest period practicable.
- (2) Allowing to building contractors facilities for more workmen's messes near the building works on which they are engaged.
- (3) Allowing workmen to live on the ground-floors of Chinese tenement-houses which they are erecting, when the second-floor is being built, and so on (see Mr. White's evidence at page 2 in Enclosure 8 (3)).

25. We also recommend that the Government build, in various districts, and rent out at cheap rents, houses for the occupation of Chinese workmen engaged in the building trades. From the answers which we have received to question 1 (6) in our circular letter of the 9th April, 1923, (Enclosure 1), there seems to be little doubt that, if only sufficient accommodation were provided for labourers in the building trades at reasonable rents, a sufficient supply of skilled labourers for building would be willing to come into the Colony. On this point the Chinese General Chamber of Commerce say, in their letter (39) in Enclosure 1: "There is no scarcity of skilled labourers, and procurement of more such is not difficult, but the labourers in the interior of China would always hesitate before coming to Hongkong, considering the high rent and the high cost of living here." Later on in the same letter the Chamber state: "This Chamber is strongly of the opinion that the Government should be urged to build two or three hundred houses in each of the following districts, namely, Causeway Bay, Kennedy Town, Yau-mai-tei and Mongkok, etc.; and also extend the tramlines so as to make them easily accessible. The Government could build these houses at a cost of \$4,000 to \$5,000 each, reckoning on a 5 per cent. or 6 per cent. return, each house could be let at \$20 to \$30 a month. Thus the middle class and the working class inhabitants in the Colony will be rescued from the hardship of paying high and excessive rent, and simultaneously the rent in the whole Colony will be restored to its normal condition. My Committee cannot too strongly emphasize the fact that this would be the only solution of the problem, and beg of their views being represented to the Government."

This view is shared by the firm of contractors Messrs. Wing Lee & Co. in their letter (35) in Enclosure 1; by contractor Chan Sing in his letter (20); by contractor Lam Woo in his letter (14); and by the Kowloon Residents' Association in their letter (41), in the same enclosure. See, too, Mr. White's evidence at page 12 in Enclosure 8 (3).

## Cheap Land.

26. We recommend that the Government should sell land cheap and without auction to large employers of workmen for the sole purpose of housing their employees, with a condition for the forfeiture of the land to the Government if the premises are used for other purposes.

27. In this connection we invite attention to the circular dated the 27th April, 1923, which we have addressed, with the approval of the Government, to certain European firms on the subject of the housing of their employees, and the answers received thereto (Enclosure 2). From the latter it will be seen that a large number of firms have signified their readiness to assist, if afforded proper facilities by the Government.

## Naval Accommodations.

28. Whilst on the subject of housing employees we desire to refer to the serious inadequacy of the accommodation at present provided by the Admiralty for the employees of His Majesty's Naval Yard. We have had the opportunity of taking full statements, which accompany this report (Enclosure 8 (1)), from four of such employees. That evidence shows—

- (1) That the Admiralty provide quarters for only a comparatively small number of the employees in the Naval Yard.
- (2) That under a 3 years' agreement, which expired on the 31st July, 1923, the Hongkong Government allowed Dockyard employees to occupy 6 houses in Happy Valley with two floors to each house, but that such quarters were required by the Hongkong Government to be handed back for the housing of Civil Servants on the expiration of such agreement, thereby accentuating the housing difficulty for Dockyard employees referred to in (3), and compelling them to live over in Kowloon.
- (3) That it is impracticable, under the present conditions of housing shortage prevailing in Hongkong, for British married Dockyard employees, apart from those referred to in paragraph (1) *supra*, and those housed in Togo Terrace, Kennedy Road, and in a few other favourable localities, to obtain decent accommodation near their work at a rent which is reasonable, having regard to their income and their house allowance.

(4) That in Gibraltar where there is a larger Dockyard staff than in Hongkong, the Admiralty, as far back as 1907, built quarters for their Dockyard employees, both single and married.

29. We recommend that the Admiralty should emulate the example of the Hongkong Government and the Military Authorities and the Gibraltar precedent by providing ample house accommodation for the employees of the Naval Yard, many of whom are now being driven, from sheer force of circumstances, across the Harbour to Kowloon, to an inconvenient distance from their work, and are incidentally competing with permanent civilian residents for available European accommodation at Kowloon.

30. We would also commend to the favourable consideration of the Government the question of building houses for accommodating Government servants of all races and grades, charging them a reasonable rent.

31. In addition to selling land cheap for erecting houses thereon for accommodating employees, we recommend that the Government should also sell land cheap, without auction, and subject to certain restrictions hereinafter mentioned, to encourage the erection of more houses for accommodating different classes of the community at reasonable rents. There can be no doubt that the cost of Crown land is the most serious factor in connection with the cost of building in the Colony, because obviously the high cost of land inevitably entails both dear buildings and high rents, which tends to hold back building development. (See Mr. White's evidence at page 15 in Enclosure 8 (3)).

## The Remedy.

32. What, then, is the remedy? It is obviously of no advantage to the community for the Government simply to give away land cheap to applicants unless some conditions are imposed in return by the Government for the benefit of the community, because that would simply amount to giving a present to the applicant, and would not even ensure for the benefit of the tenant, because the former would naturally charge the tenant as much as he could get out of him according to the conditions of supply and demand prevailing at the time. We therefore recommend that (apart from special cases such as the free grant of land for erecting some deserving institution, or a cheap grant of land

for the sole purpose of occupation by employees or cases under paragraphs 45 and 46) the Government do not sell land without auction below its market value, except subject to the following special conditions which are intended to serve the double purpose of preventing speculation in land, and protecting the pocket of the tenant. (See also para. 35).

## Conditions of Sale.

33. The conditions which we recommend should be inserted in the conditions of sale of all land sold without auction (apart from the special cases above referred to) are as follows:—

- (1) That, to prevent speculation in building sites, the purchaser of the lot must covenant to perform the building covenant himself.
- (2) That failure to carry out punctually such covenant shall in every case, except where a good excuse is shown to the satisfaction of the Governor in Council, involve forfeiture of the land; and re-entry thereon by the Government, without payment of compensation.
- (3) That such original purchaser shall have no power to resell or alienate in any way until after the expiration of 7 years from the date when the buildings to be erected on the lot have been completed and certified fit for occupation.
- (4) That the rental to be charged by the original purchaser of the land to the tenant shall not be greater than will return to such purchaser a net 8 per cent. on his capital outlay.

Under these conditions of sale, an investor in land receives 8 per cent. interest for his money with the prospect, if the Colony continues to expand, of making a profit at the end of the above term of 7 years; whilst, at the same time, the tenant is protected for the same period from having to pay more than a certain standard of rent.

34. We consider the above conditions (3) and (4) to be vital, because, if the Government permits new houses to be built on cheap land, without restrictions both as to alienation and as to rental, we shall in reality be catering largely for the refugees who can afford to pay high rents, and shall be working against the interests of those classes who obviously require cheap houses, namely, the British, Portuguese and Chinese residents of limited means, and the Chinese working classes.

35. Accordingly, we think that (apart from the special cases mentioned in paragraphs 21, 26, 36, 45, 46, 56 and 124) the Government has no right to grant land either free or cheap without receiving a definite compensating advantage in the shape of a covenant against resale within a certain period, and a limitation of the rent to be charged.

36. There is another scheme for encouraging the building of more dwelling-houses on new sites, namely, the scheme outlined by the Honorable Acting Colonial Secretary in the Legislative Council. This scheme has attractions for people with speculative instincts. Though it is to be free from the above condition 3 in paragraph 33 *supra*, and, as soon as the property is sold, from condition 1, it is useful from the point of view of encouraging the erection of more houses on new sites, on the "snowball" principle. Subject, therefore, to the application to it of the above-mentioned conditions 1 and 2, and to the premia being fixed at market value, we think that the scheme may be tried simultaneously with that recommended by us in paragraphs 31 to 34, because both are designed to encourage more buildings. We understand that since the terms for the latter scheme were given out to the public a few weeks ago, twenty applications for erecting blocks of houses on large areas, have been received by the Government, whilst over 1,000 applications to build houses have been received under Mr. Fred. Ellis' scheme referred to in paragraph 7 (3).

## Suggestions.

37. We would take this opportunity of directing attention to the scheme of Mr. F. P. de V. Soares mentioned in para. 7 (2) of this Report.

38. We would also call attention to Mr. Li Ping's letter (34) in Enclosure 1, in which he suggests that the Government grant a certain number of acres of land at a cheap premium and low Crown rent, for the purpose of building standardized two-storey Chinese tenement-houses for the Chinese working classes or those of moderate means, covering an area of 800 square feet each, and costing about \$3,000 a house, which could accommodate 30 persons, and for which a monthly rental of \$20, exclusive of taxes, could be charged.

39. So that each man has only to pay 70 cents a month in rent. Mr. Li Ping suggests that suitable areas for the erection of such houses for workmen can be found at Wongneiching, Tai Hang, Quarry Bay and Shamshui on Hongkong Island, and at To Kwa Wan and Tai Shek Koo in the Kowloon Peninsula. Cheung Sha Wan seems also suitable for the purpose. (See also paragraphs 60 to 71 as to the advantage of standardization).

39. Mr. Frank Smith in his letter (51) in Enclosure 1, gives an ingenious design for the erection of Chinese tenement-houses on the Praya East Reclamation; and works out a scheme for a tenement-flat consisting of a kitchen, a bedroom and a living room at \$8 a month.

40. Taylor (42) from Mr. T. Ramsay in Enclosure 1, contains useful suggestions as to the building of a 5-room bungalow to cost \$10,500; and a 3-room bungalow to cost about \$7,500, provided that 50 or more are built, to one design, of certain materials which he specifies. The Hongkong Engineering & Construction Co. in letter (22) in Enclosure 1 deals with the question of erecting up-to-date, 5-room bungalows with baths and sanitary conveniences. Mr. Y. Abbas in letter (30) sends a rough plan of a 4-room house, similar to one which he has built at Gindinkers Bay, which could be built for \$5,000 to \$5,500.

41. There will also be found in Enclosure 3, an interesting and detailed scheme by the Hon. Mr. H. T. Jackson for the erection by the Government, of common lodging-houses for coolies, including the supply of food for them, together with a system of inspectors for looking after them.

42. There are also suggestions in various letters in Enclosure 1, as to the erection by the Government of madsheds to allow labourers to live rent free, so as to attract them to the Colony—see letters (19), (35) and (39).

43. In his evidence (Enclosure 8 (2)), Mr. Lam Woo also mentions a scheme in vogue in Shanghai for building cheap houses. We consider, however, that, as such houses are necessarily built with more flimsy materials than those required by our Buildings Ordinance, the scheme would be unsuitable to Hongkong, owing to its liability to typhoons.

44. In order to prevent purchasers of Crown land from building as few houses as possible, and as closely as they can, upon one side of the land purchased, and selling the remaining unbuilt-on portion for a profit, we recommend that the Government should stipulate for a minimum number of houses to be erected on all Crown land to be sold in future.

## Financial Assistance.

45. To ensure the success of efforts to encourage the building of as many dwelling-houses as would meet the present demand, we consider it desirable, in addition to granting land cheap, for the Government, in some cases, to afford financial assistance, by loans at 5 per cent. to applicants for erecting houses for the accommodation of the following classes of persons:—

- British residents of moderate means.
- Portuguese and Indian residents of moderate means.
- Chinese permanent residents of moderate means.

Such assistance, should be subject to a restriction against resale or alienation in any way for a term of 15 years, and subject to the restriction that the rent to be charged during that period is to give a net return not exceeding 8 per cent. on the capital outlay.

46. We also recommend that the Government, in addition to granting the land cheap, grant loans at 5 per cent. to such persons as are approved of by the Governor in Council, for the purpose of enabling them to build houses for their own occupation, with terms as to repayment extending over a period of 20 years, and a covenant against resale or alienation in any way during such period of 20 years.

47. We consider that in the past the Government has been rather lenient in dealing with delays in complying with building covenants, and we therefore recommend that, in future, the building covenant be more strictly enforced. This will have the effect of speeding up building operations.

48. Mr. L. G. Bird in his letter in Enclosure 8 (6), suggests that, with a view to saving time, the following sections of the Buildings Ordinance, No. 1 of 1903, should be so amended as to give powers to the Director of Public Works, acting as Building Authority, to grant modifications, subject to a right of appeal to the Governor in Council by the person dissatisfied with the decision of the Building Authority:—

- Sections 116 118 134 135 136 137 138 151 153 162 175 176 179 180 188 216.
- This matter we recommend for consideration in connection with pending amendments to the Ordinance.

## Complaints.

49. Complaints having been received that applications for Crown land have not been and are not now being attended to as expeditiously as they should have been or should be, we suggest that, in future, sites applied for should be put up and sold promptly so as to encourage building enterprises and to save the locking-up of capital. To enable the Survey Office of the Public Works Department to cope with the above work a recommendation for increasing its staff will be found in paragraphs 59 and 60.

50. Mr. Lawrence Gibbs in his letter (8) in Enclosure 1, suggests

that all proposed schemes for the widening of roads should be gazetted for general information. He subsequently informed the Chairman that plans which his firm had prepared for certain houses on Robinson Road had to be re-drawn, because a scheme for the widening of that road had not been disclosed to the public. We consider that, where possible, such road-widening schemes should be published.

51. Messrs. Palmer & Turner in letter (10) in Enclosure 1, suggest that the Government should give greater encouragement to pioneers by constructing all sewers and mains, and training nullahs, etc., at Government expense in new areas about to be developed, even when the number of houses to be built is small in the first instance. We recommend that this suggestion be carried out. Amongst the *et cetera* required are electric light and water. Adequate Police protection is another obvious need.

52. We also recommend—

- (1) That, if possible, dimensions of lots to be sold by the Government should be shown on the sale-plans, (see letters (8), (55) and (54) in Enclosure 1); and
- (2) That levels of adjoining streets should be shown on sale-plans as soon after the Crown land is sold as possible.

## Sub-Head (4)—Utilization to Best Advantage of Land Already Available.

53. The recommendations under this sub-head are designed to utilize to the best advantage existing available land, whether vacant or built upon.

## Encouragement.

54. We recommend—

- (1) That the Government, by amendment of the Rating Ordinance, place a heavy tax on privately-owned land, not utilized in connection with any building, which is obviously suitable for building on but which is not being built upon or offered for building on.
- (2) That encouragement be given by the Government, by loans at 5 per cent. to owners of one-storey or two-storey godowns on adjoining lots on Praya East and Praya West, to co-operate in increasing the area of land available for building tenements, by heightening the godowns on one lot to three or four storeys, thus economizing godown space, and by using the adjacent lot for building a Chinese tenement-house. In other instances low godowns might be rebuilt, with such Government assistance as aforesaid, and living accommodation might be erected on the top of the godowns (see letter (16) para. 3 (1) in Enclosure 1, and Mr. White's evidence at page 10 in Enclosure 8 (3)).

## Guidelines.

55. That the Government should take steps to secure the removal of guild offices and the numerous small private clubs, which are only frequented at night, from the crowded parts of the City to the outskirts, as soon as sufficient new houses are built in the latter districts to accommodate them (see letter (27) in Enclosure 1). One reason in favour of such action is that, in time of disorder caused by labourers, a more effective control over the guilds and their activities can be exercised by the Government.

## Inadequate Staffs.

## Sub-Head (5)—Provision of Adequate Staff for the Public Works Department.

56. After careful enquiries we are satisfied that the staff of the Survey Office and Buildings Office of the Public Works Department is totally inadequate to cope with the heavy work it has to perform.

57. From the statement furnished by the late Mr. White, (attached to Enclosure 8 (3)) it will be seen that the number of plans dealt with in the Building Office rose from an average of just over 5 a day in 1912 to a day in 1922-3; and, as regards staff his evidence shows—

- (1) that his Office has been carrying on with only 3 Oversters (one of whom was seconded from his proper post of Clerk of Works) instead of its proper complement of 7 Oversters (see page 6 of his evidence);
- (2) that his Office required 2 Clerks of Works (*ibid*); and
- (3) that another Assistant Engineer was also required.

58. An equally unsatisfactory state of affairs is revealed by the evidence of, and the comparative statement sent in by, Mr. Parker Rees, which shows that he has now only 10 surveyors working under him as against 14 in 1914, although since that year the work of his Office has practically quadrupled (see statement, attached to Enclosure 8 (4)). Mr. Rees handed in a statement dated 25th June, 1923, (attached to Enclosure 8 (4)) showing what he considered to be the proper number and arrangement of his Staff. He states (pp. 17 and 18 of Enclosure 8 (4)) that he has now only 6 European Surveyors (of whom 2 are on leave); that he requires 5 Ceylon Surveyors to enable him to get things up to date; that he gets a dozen or two applications a day

for a surveyor to set up the frontage line of a house which has been pulled down; that, at the time of giving his evidence, he had 100 lease-plans in Kowloon waiting to be dealt with for people who had complied with their building covenants; and that he and his staff were doing them as quickly as they could. He further states that he requires double the present number of 2 bailiffs, reading 2 in Hongkong and 2 in Kowloon, instead of one in each place (p. 19); that the survey work is double what it was in 1921 (p. 20); and that Chinese Surveyors take 3 years to train, and many of them have been transferred to other Offices in the Public Works Department (see document F attached to Enclosure 8 (4)).

59. We are of opinion that the delays which occur in dealing with applications for Crown land, and with building-plans are to a large extent due to the inadequacy of the staff of the above two Offices, and we think that it is false economy to understaff such two important Offices which are so intimately connected with the building development of the Colony.

60. We understand from a Minute sent by the Assistant Colonial Secretary to the Chairman that in regard to the Buildings Office—

- (i) 2 Assistant Engineers are being asked for from England, (one of them to replace the late Mr. White);
- (ii) 3 extra Overseers are being recruited.

While (i) seems sufficient (ii) does not appear to us to be, and we therefore suggest the engagement of two additional Overseers (see para. 56 *supra*). In addition to the said 3 extra Overseers, (in letter (9) in Enclosure 1 Mr. R. Baker shows the importance of proper supervision of work from the point of view of both the contractor and the employer).

## Staffing.

We also recommend the engagement of an additional Clerk of Works (*ante*, para. 56).

We have not been informed as to what additions, if any, are to be made to the Survey Office Staff, and we understand that the matter is now under the consideration of the Government.

61. In the meantime, to meet the present urgent demand of the public for the speedier marking out of building sites and the quicker passing of plans, we suggest that the Government should forthwith endeavour to engage the services for a period of 12 months, of a temporary Engineering and Survey staff from the local Naval and Military Forces.

62. We also recommend that a person combining the qualifications of stenographer and typist be engaged for the Buildings Office as, in the opinion of Mr. White, the services of such a person would materially lighten the daily work of the Officer in charge of that Office, effecting an economy of 1½ hours a day. We also recommend that a suitably qualified person be engaged for work in the office of the Director of Public Works as the Chairman understood from the Hon. Mr. Jackson that such an engagement would save much time.

63. Mr. Parker Rees, in his evidence, stated that many of his surveyors have from time to time been transferred to the engineering branch of the Public Works Department, to the detriment of the efficient working of the Survey Office (see document A attached to Enclosure 8 (4)). We are of the opinion that such transfers should, as far as possible, be avoided, if not altogether stopped, for it is obviously hard on an officer to have now and again one of his officers taken away just as he is fully getting into his work. Moreover, his transfer to another office must necessarily involve some waste of time in getting into the routine of his new duties.

64. Mr. Parker Rees stated that the main reason for surveyors seeking such transfers is that the salaries of engineers are higher than those of surveyors of corresponding grades. He expressed the opinion (see pages 30, 31 and 32 of his evidence in Enclosure 8 (4)), and statement attached thereto) that a surveyor should receive as much as an engineer, because that would stop the constant and inconvenient transfers complained of. He also submitted a comparative statement A (attached to Enclosure 8 (4)) of the salaries of surveyors and engineers respectively in Ceylon and the Federated Malay States. This matter is one for the Government and not for the Commissioners to deal with.

65. We recommend the adoption of Mr. Parker Rees' suggestion that the Superintendent of Crown Lands be given the same powers as an Assistant Director of Public Works to communicate with the Colonial Secretary direct, as for and on behalf of the Director of Public Works. By so doing much circumlocution will be avoided, and he will be more directly responsible for the work of his own branch being carried out with speed and diligence. We would add that in the Federated Malay States, and in the Survey Department seems to be distinct and separate from the Public Works Department. (Continued on page 10.)



## THE HOUSING QUESTION.

(Continued from page 5.)

## Sub-Head (1)—Opening up, etc., of New Sites for Building Purposes.

14. This sub-head comprises the speedy opening up, laying out, leveling and draining of large areas of land in both Hongkong Island and Kowloon, so as to make them available for building.

15. Crown lands suitable for building houses for the various classes of the community, and already for building on, are scarce; and we regard this scarcity as the chief preliminary obstacle to building development. Few of the potentially available sites are marked out or measured, with the result that the all-important work of building new houses on new sites is being delayed and held up. One of the consequences of this delay is that would-be investors in landed property are necessarily driven to invest their money in schemes of reconstruction, which do not help much in increasing housing accommodation, and have, in addition, the undesirable effect of creating competition for skilled labour and building materials, which are so urgently needed for new houses on new sites.

16. We therefore regard it as imperative for the Government to speed up the work of laying out, marking and draining extensive areas for building, especially in the Kowloon Peninsula, which presents a vast and promising field for building development; but it is absolutely impossible for this recommendation of ours to be speedily and efficiently carried out, without the considerable increase of staff in the Survey Office which is referred to in paragraphs 57 to 60 of this Report.

17. We commend to the consideration of the Government the desirability of expediting the completion of the Praya East Reclamation by making extra payments to be debited to the Praya East Reclamation Fund, and to be divided in proportion to the areas of the respective holdings of the marine lot-holders concerned.

18. We also recommend that the Government bring every possible pressure to bear on the proper Authorities to expedite the removal of the Military from the central and already levelled and drained sites in the heart of the City of Victoria and of the Kowloon Peninsula. These sites, which occupy some hundreds of acres, are vital to the residential and commercial expansion of the Colony.

## Sub-Head (2)—Improvement and Extension of Communications with Outlying Districts.

19. As steps towards the opening up of undeveloped areas, in order to increase housing accommodation, and to ease the congestion in the crowded parts of the City, we recommend that prompt action be taken by the Government—

- (1) To speed up the completion of the road from Wongneichung Gap to Repulse Bay, which will halve the distance from the City of Victoria to Repulse Bay, and will also open up good building sites between Wongneichung Gap and Repulse Bay.

## Motor Roads.

- (2) To push on with the projected motor-roads in the Kowloon Peninsula.
- (3) To construct as soon as possible a tramway from Stone Nullah Lane to Wan-chai Gap in order to open up the Mount Cameron district which we understand will provide sites for some 60 separate houses. These sites should be marked out on a plan which should be published by the Public Works Department. (This neighbourhood cannot, in our opinion, be adequately developed by motor traffic, because—
- (a) Many residents have not sufficient means to enable them to keep motor cars;
- (b) Motor traffic cannot (to quote the words of H.E. the Governor at page 137 of the Hongkong Hansard for 1921 with reference to this Wan-chai Gap Tramway) supply the "necessary cheap and rapid transit at regular intervals to a central point," besides being liable to stoppage in heavy rains; and
- (c) Such a tramway will tend to relieve the Peak Tramway.

## Traffic Services.

- (4) To provide tram-services in Kowloon and its foothills.
- (5) To encourage the extension and improvement of motor-bus services in Hongkong, Kowloon and the New Territories.
- (6) To provide improved ferry-services to both sides of the Kowloon Peninsula, and to Cheung-chau.
- (7) To arrange, if possible, for a reduction of ferry-fares. If existing ferry companies cannot be induced to reduce their charges, reduction of fares should be made a condition for the removal of current concessions, or for the grant of new concessions.

20. In connection with the improvement and extension of the tram, ferry and motor-bus services, we think that the Government should aim at efficiency and cheap service rather than at raising Revenue.

## Middle Levels.

21. As regards recommendation (3) in paragraph 19, the Commissioners see a state of affairs rapidly approaching on the middle levels of Hongkong Island, which is of a serious character from the point of view of diminishing the present accommodation available for British residents. "Kingsclere" has recently been purchased by a Chinese syndicate with the result that some 50 to 60 British residents will shortly be rendered homeless. It seems likely, too, that other boarding-houses in the neighbourhood of "Kingsclere," which are occupied mainly by British guests, will, when the Rents Ordinance comes into force, cease to exist. Under these circumstances the obvious remedy is to look for outlets for building on the higher levels; and the Mount Cameron district, when open up as suggested in paragraph 19, will be a suitable place for the purpose.

22. Whilst we wish to congratulate the Peak Tramway Company upon the relief to the Peak traffic afforded by the recent inauguration of several non-stop trams, we would recommend, in the interests of the dwellers on the middle levels, that the question be thoroughly investigated by the Government of the practicability of serving the Bowen and May Road levels by two different (covered-in) sections of moving platforms or staircases, one from the bottom of the Bowen Road, and the other from Bowen Road to May Road.

## Building.

## Sub-Head (3)—Encouragement of Building and Government Facilities.

23. In addition to the suggestions under the head "Measures for Decreasing the Cost of Housing Accommodation" (see paragraphs 66 to 107), we make the following recommendations.

24. The evidence before us (see paragraph 25) shows that further building labour cannot be attracted to this Colony, unless provision is made for housing such labourers at a moderate rental; and accordingly it is of paramount importance to secure the cheap housing of workmen engaged in the building trades. We, therefore, recommend that the Government should afford assistance to house Chinese workmen engaged in the building trades by—

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by contractor Chan Sing in his letter (20); by contractor Lam Woo in his letter (14); and by the Kowloon Residents' Association in their letter (41), in the same enclosure. See, too, Mr. White's evidence at page 12 in Enclosure 8 (3).

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27. In this connection we invite attention to the circular dated the 27th April, 1923, which we have addressed, with the approval of the Government, to certain European firms on the subject of the housing of their employees, and the answers received thereto (Enclosure 2). From the latter it will be seen that a large number of firms have signified their readiness to assist, if afforded proper facilities by the Government.

## Naval Accommodations.

28. Whilst on the subject of housing employees we desire to refer to the serious inadequacy of the accommodation at present provided by the Admiralty for the employees of His Majesty's Naval Yard. We have had the opportunity of taking full statements, which accompany this report (Enclosure 8 (1)), from four of such employees. That evidence shows—

- (1) That the Admiralty provides quarters for only a comparatively small number of the employees in the Naval Yard.
- (2) That under a 3 years' agreement, which expired on the 31st July, 1923, the Hongkong Government allowed Dockyard employees to occupy 6 houses in Happy Valley with two floors to each house, but that such quarters were required by the Hongkong Government to be handed back for the housing of Civil Servants on the expiration of such agreement, thereby accounting the housing difficulty for Dockyard employees referred to in (3), and compelling them to live over in Kowloon.
- (3) That it is impracticable, under the present conditions of housing shortage prevailing in Hongkong, for British married Dockyard employees, apart from those referred to in paragraph (1) *supra*, and those housed in Togo Terrace, Kennedy Road, and in a few other favourable localities, to obtain decent accommodation near their work at a rent which is reasonable, having regard to their income and their house allowance.

(4) That in Gibraltar where there is a larger Dockyard staff than in Hongkong, the Admiralty, as far back as 1907, built quarters for their Dockyard employees, both single and married.

29. We recommend that the Admiralty should emulate the example of the Hongkong Government and the Military Authorities and the Gibraltar precedent by providing ample house accommodation for the employees of the Naval Yard, many of whom are now being driven, from sheer force of circumstances, across the Harbour to Kowloon, to an inconvenient distance from their work, and are incidentally competing with permanent civilian residents for available European accommodation at Kowloon.

30. We would also commend to the favourable consideration of the Government the question of building houses for accommodating Government servants of all races and grades, charging them a reasonable rent.

31. In addition to selling land cheap for erecting houses thereon for accommodating employees, we recommend that the Government should also sell land cheap, without auction, and subject to certain restrictions hereinafter mentioned, to encourage the erection of more houses for accommodating different classes of the community at reasonable rents. There can be no doubt that the cost of Crown land is the most serious factor in connection with the cost of building in the Colony, because obviously the high cost of land inevitably entails both dear buildings and high rents, which tends to hold back building development (see Mr. White's evidence at page 15 in Enclosure 8 (3)).

## The Remedy.

32. What, then, is the remedy? It is obviously of no advantage to the community for the Government simply to give away land cheap to applicants unless some conditions are imposed in return by the Government for the benefit of the community, because that would simply amount to giving a present to the applicant; and would not even ensure for the benefit of the tenant, because the former would naturally charge the tenant as much as he could get out of him according to the conditions of supply and demand prevailing at the time. We therefore recommend that (apart from special cases such as the free grant of land for erecting some deserving institutions, or a cheap grant of land

for the sole purpose of occupation by employees or cases under paragraphs 45 and 46) the Government do not sell land without auction below its market value, except subject to the following special conditions which are intended to serve the double purpose of preventing speculation in land, and protecting the pocket of the tenant. See also para. 35.

## Conditions of Sale.

33. The conditions which we recommend should be inserted in the conditions of sale of all land sold without auction (apart from the special cases above referred to) are as follows:—

- (1) That, to prevent speculation in building sites, the purchaser of the lot must covenant to perform the building covenant himself.
- (2) That failure to carry out punctually such covenant shall in every case, except where a good excuse is shown to the satisfaction of the Governor in Council, involve forfeiture of the land, and re-entry thereon by the Government, without payment of compensation.
- (3) That such original purchaser shall have no power to resell or alienate in any way until after the expiration of 7 years from the date when the buildings to be erected on the lot have been completed and certified fit for occupation.
- (4) That the rental to be charged by the original purchaser of the land to the tenant shall not be greater than will return to such purchaser a net 8 per cent. on his capital outlay.

Under these conditions of sale, an investor in land receives 8 per cent. interest for his money with the prospect, if the Colony continues to expand, of making a profit at the end of the above term of 7 years; whilst at the same time, the tenant is protected for the same period from having to pay more than a certain standard of rent.

34. We consider the above conditions (3) and (4) to be vital, because, if the Government permits new houses to be built on cheap land, without restrictions both as to alienation and as to rental, we shall in reality be catering largely for the refugees who can afford to pay high rents, and shall be working against the interests of those classes who obviously require cheap houses, namely, the British, Portuguese and Chinese residents of limited means, and the Chinese working classes.

35. Accordingly, we think that (apart from the special cases mentioned in paragraphs 21, 26, 36, 45, 46, 98 and 124) the Government has no right to grant land either free or cheap without receiving a definite compensating advantage in the shape of a covenant against resale within a certain period, and a limitation of the rent to be charged.

36. There is another scheme for encouraging the building of more dwelling-houses on new sites, namely, the scheme outlined by the Honourable Acting Colonial Secretary in the Legislative Council. This scheme has attractions for people with speculative instincts. Though it is to be free from the above condition 3 in paragraph 33 *supra*, and, as soon as the property is sold, from condition 4, it is useful from the point of view of encouraging the erection of more houses on new sites, on the "snowball" principle. Subject, therefore, to the application to it of the above-mentioned conditions 1 and 2, and to the premium being fixed at market value, we think that the scheme may be tried simultaneously with that recommended by us in paragraphs 31 to 34, because both are designed to encourage more buildings. We understand that since the terms for the latter scheme were given out to the public a few weeks ago, twenty applications for erecting blocks of houses on large areas have been received by the Government, whilst over 1,000 applications to build houses have been received under Mr. Fred Ellis' scheme referred to in paragraph 7 (3).

## Suggestions.

37. We would take this opportunity of directing attention to the scheme of Mr. P. P. de V. Soares mentioned in para. 7 (2) of this Report.

38. We would also call attention to Mr. Li Ping's letter (34) in Enclosure 1, in which he suggests that the Government grant a certain number of acres of land at a cheap premium and low Crown rent, for the purpose of building standardized two-storey Chinese tenement-houses for the Chinese working classes or those of moderate means, covering an area of 800 square feet each, and costing about \$3,000 a house, which could accommodate 30 persons, and for which a monthly rental of \$20, exclusive of taxes, could be charged, so that each man has only to pay 70 cents a month in rent. Mr. Li Ping suggests that suitable areas for the erection of such houses for workmen can be found at Wongneichung, Tai Hang, Quarry Bay and Shau-kiwan on Hongkong Island, and at To Kwa Wan and Tai Shek Koo in the Kowloon Peninsula. Cheung Sha Wan seems also suitable for the purpose. (See also paragraphs 60 to 71 as to the advantage of standardization.)

39. Mr. Frank Smith in his letter (51) in Enclosure 1, gives an ingenious design for the erection of Chinese tenement-houses on the Praya East Reclamation, and works out a scheme for a tenement-flat consisting of a kitchen, a bed-room and a living room at \$8 a month.

40. Letter (12) from Mr. T. Ramsay in Enclosure 1, contains useful suggestions as to the building of a 5-room bungalow to cost \$10,500, and a 3-room bungalow to cost about \$7,500, provided that 50 or more are built, to one design, of certain materials which he specifies. The Hongkong Engineering & Construction Co. in letter (22) in Enclosure 1 deals with the question of erecting up-to-date 3-room bungalows with baths and sanitary conveniences. Mr. Y. Ables in letter (30) sends a rough plan of a 4-room house, similar to one which he has built at Gindinkow Bay, which could be built for \$5,000 to \$5,500.

41. There will also be found in Enclosure 3, an interesting and detailed scheme by the Hon. Mr. H. T. Jackson for the erection by the Government, of common lodging-houses for coolies, including the supply of food for them, together with a system of inspectors for looking after them.

42. There are also suggestions in various letters in Enclosure 1, as to the erection by the Government of mess-houses to allow labourers to live rent free, so as to attract them to the Colony—see letters (19), (35) and (39).

43. In his evidence (Enclosure 8 (2)), Mr. Lam Woo also mentions a scheme in vogue in Shanghai for building cheap houses. We consider, however, that, as such houses are necessarily built with more flimsy materials than those required by our Buildings Ordinance, the scheme would be unsuitable to Hongkong, owing to its liability to typhoons.

44. In order to prevent purchasers of Crown land from building as few houses as possible, and as closely as they can, upon one side of the land purchased, and selling the remaining unbuild-up portion for a profit, we recommend that the Government should stipulate for a minimum as well as a maximum number of houses to be erected on all Crown land to be sold in future.

45. To ensure the success of efforts to encourage the building of as many dwelling-houses as would meet the present demand, we consider it desirable, in addition to granting land cheap, for the Government, in some cases, to afford financial assistance, by loans at 5% to applicants for erecting houses for the accommodation of the following classes of persons:—

British residents, of moderate means.

Portuguese and Indian residents of moderate means.

Chinese permanent residents of moderate means.

The Chinese working classes. Such assistance, should be subject to a restriction against resale or alienation in any way for a term of 15 years, and subject to the restriction that the rent to be charged during that period is to give a net return not exceeding 8% on the capital outlay.

46. We also recommend that the Government, in addition to granting the land cheap, grant loans at 5% to such persons as are approved of by the Governor in Council, for the purpose of enabling them to build houses for their own occupation, with terms as to repayment extending over a period of 20 years, and a covenant against resale or alienation in any way during such period of 20 years.

47. We consider that in the past the Government has been rather lenient in dealing with delays in complying with building covenants, and we therefore recommend that, in future, the right of covenant for breach of the building covenant be more strictly enforced. This will have the effect of speeding up building operations.

48. Mr. L. G. Bird in his letter in Enclosure 8 (6), suggests that, with a view to saving time, the following sections of the Buildings Ordinance, No. 1 of 1903, should be so amended as to give powers to the Director of Public Works, acting as Building Authority, to grant modifications, subject to a right of appeal to the Governor in Council by the person dissatisfied with the decision of the Building Authority:—

Sections 116 118 134 135 136 137 138 151 152 162 175 176 179 180 188 216.

This matter we recommend for consideration in connection with pending amendments to the Ordinance.

## Complaints.

49. Complaints having been received that applications for Crown land have not been and are not now being attended to as expeditiously as they should have been or should be, we suggest that, in future, sites applied for should be put up and sold promptly so as to encourage building enterprises and to save the locking-up of capital. To enable the Survey Office of the Public Works Department to cope with the above work a recommendation for increasing its staff will be found in paragraphs 59 and 60.

50. Mr. Lawrence Gibbs in his letter (8) in Enclosure 1, suggests

that all proposed schemes for the widening of roads should be gazetted for general information. He subsequently informed that the Chairman of the Public Works Department had prepared for certain cases on Reclamation Road land to be re-leased to the public. We consider that, where possible, such re-leased schemes should be published.

51. Messrs. Palmer & Turner in letter (10) to Enclosure 1, suggest that the Government should give greater encouragement to pioneers by constructing all-covers, and mains, and training nullahs, etc., at Government expense, in new areas about to be developed, even when the number of houses to be built is small in the first instance. We recommend that this suggestion be carried out. Amongst the facilities required are electric light and water. Adequate Police protection is another obvious need.

52. We also recommend—

- (1) That, if possible, dimensions of lots to be sold by the Government should be shown on the sale-plans, (see letters (35) and (54) in Enclosure 1), and
- (2) That levels of adjoining streets should be shown on sale-plans, as soon after the Crown land is sold as possible.

## Sub-Head (4)—Utilization of Land Already Available.

53. The recommendations under this sub-head are designed to utilize to the best advantage existing available land, whether vacant or built upon.

## Encouragement.

- (1) That the Government, by amendment of the Rating Ordinance, place a heavy tax on privately-owned land, not utilized in connection with any building, which is obviously suitable for building on, but which is not being built upon or offered for building on.
- (2) That covenants be given by the Government, by loans at 5% to owners of one-story or two-story godowns on adjoining lots as Praya East and Praya West to cooperate in increasing the area of land available for building tenements, by heightening the godowns on one lot to three or four stories, thus economizing godown space, and by using the adjacent lot for building a Chinese tenement-house. In other instances low godowns might be rebuilt, with such Government assistance as aforesaid, and living accommodation might be erected on the top of the godowns (see letter (19) para. 3 (1) in Enclosure 1, and Mr. White's evidence at page 10 in Enclosure 8 (3)).

## Guild Offices.

54. That the Government should take steps to secure the removal of guild offices and the numerous small private buildings which are only frequented at night, from the crowded parts of the City to the outskirts, as soon as sufficient new houses are built in the latter districts to accommodate them (see letter (27) in Enclosure 1). One reason in favour of such action is that, in time of disaster caused by labourers, a more effective control over the guilds and their activities can be exercised by the Government.

## Inadequate Staff.

## Sub-Head (5)—Provision of Adequate Staff for the Public Works Department.

55. After careful enquiries we are satisfied that the staff of the Survey Office and Buildings Office of the Public Works Department is totally inadequate to cope with the heavy work it has to perform.

56. From the statement furnished by the late Mr. White, attached to Enclosure 8 (3), it will be seen that the number of plans dealt with in the Building Office rose from an average of just over 5 a day in 1913 to 10 a day in 1922-3; and, as regards staff his evidence shows—

- (1) That his Office has been carrying on with only 3 Overseers (one of whom was seconded from his proper post of Clerk of Works) instead of its proper complement of 7 Overseers (see page 6 of his evidence);
- (2) That his Office required 2 Clerks of Works (ibid); and
- (3) That another Assistant Engineer was also required.

57. An equally unsatisfactory state of affairs is revealed by the evidence of, and the comparative statement sent in by, Mr. Porter Rees, which shows that he has now only 10 surveyors working under him as against 14 in 1914.

58. We are satisfied that a thorough shunt that year the staff of his Office has practically quadrupled (see statement attached to Enclosure 8 (4)). Mr. Rees handed in a statement dated 21st June, 1923, (attached to Enclosure 8 (4)) showing what he considered to be the proper number and arrangement of his staff. He states (para. 12 and 13 of Enclosure 8 (4)) that he has now only 6 European Surveyors (of whom 3 are on leave); that he requires 5 more Surveyors to enable him to get things up to date; that he gets a dozen or two applications a day

for Crown land, and that he has to deal with a large number of applications for building permits.

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for Crown land, and that he has to deal with a large number of applications for building permits.



## THE HOUSING QUESTION.

(Continued from page 9.)

ment, and we think that the Government should consider the advisability of creating a separate Survey Department in the Colony, as tending to fix responsibility and to the speedier dealing with applications for land.

65. We now proceed to consider the second branch of our inquiry, namely:—

## 11.—Measures for Decreasing the Cost of Housing Accommodation.

66. This branch is dealt with under the following 3 sub-heads:—

- (1) Cost of land.
- (2) Cost of house-building:
  - (a) Constructional.
  - (b) Materials.
- (3) Measures for decreasing rental.

## Sub-Head (1)—Cost of Land.

67. As stated in para. 31, under Branch I of our inquiry, the cost of Crown land is the most serious factor in connection with the cost of building in the Colony. It is also clear that one cardinal factor in the cost of housing accommodation must be the prevention of building sites being made the subject of speculation, by restrictions against alienation; for it is obvious that the higher the price of the site, the greater must be the cost of the completed whole—the land plus the building, and consequently the higher must be the rent which the tenant has to pay.

In paras. 31 to 34 we have made recommendations on this subject.

## Sub-Head (2)—Cost of House-Building: (a) Constructional.

68. The recommendations under this sub-head are in most cases based on suggestions made in the letters contained in Enclosure 1. There are other suggestions in that enclosure which we have discarded as being either impracticable or inadvisable.

69. The consensus of opinions, in which we concur, expressed in the various letters in Enclosure 1 is that the standardisation of the designs for houses will reduce the cost of building, and will render the work of the Buildings Office in examining plans much lighter. This opinion is shared by Mr. Jackson, Mr. White and Mr. Lam Woo (see their statements in Enclosures 8 (5), (2) and (2) respectively).

70. With the view of arriving at a good standard type of house suitable for accommodating the Chinese working classes, we make the following recommendations:—

## Designs.

- (1) That the Government invite from the Public designs for standard types of houses for the Chinese working classes, divided into—

Class 1.—Reinforced concrete houses of two, three and four storeys.

Class 2.—Brick houses of two, three and four storeys.

Such designs must be accompanied with sufficient details to explain the construction, and with an accurate estimate of the cost, exclusive of foundations.

- (2) That the Government offer prizes for the accepted designs, namely, a first prize of \$2,500 in each class, and a second prize of \$1,000 in each class.

(3) That the successful competitors be required to build a block of houses specified in their accepted designs, in order to check any wrong estimating of the cost of building, and at the same time to give to the successful competitors the opportunity of showing that their plans will successfully stand the test of actual application.

71. In making these recommendations we are influenced by the fact that a standard design (a print of which, with Bills of Materials, by the Public Works Department) must lead to cheapness of erection, inasmuch as it will enable contractors to know exactly what is required. This will obviate the present natural tendency of contractors to add a considerable sum to their tenders to cover the cost of contingencies, and will also standardise the materials to be used in each class, thus further aiding in cheapening the cost of building. The letters recommending the standardisation of designs of houses are (22), (31), (39), (41), (42) and (43); and the use of standardised fixtures and fittings are (10), (36), (42), (43) and (51) in Enclosure 1.

72. Various suggestions for designing and building cheap houses are referred to above in paras. 25 and 38 to 41.

73. As regards the standardisation of fixtures and fittings for houses, we recommend—

- (1) That, as far as possible, the sizes of doors and windows be standardised, and so lead to standard-sized openings and frames and glazing fittings, thus saving time, labour and material—(see letters (24) (35) and (36) in Enclosure 1).

(2) That encouragement should be given by architects and house-builders to locally-made fittings, such as brass bolts, cement-stays, grip-handles,

etc., which can be produced satisfactorily in this Colony according to letter (10) in Enclosure 1.

74. We also recommend that the present restriction on the height of buildings in rural districts to 35 feet be removed, subject to the Building Authority retaining the right to object to the design or external appearance of the building (see letter (8) in Enclosure 1, and evidence of Mr. Jackson and Mr. White in Enclosures 8 (5) and (3) respectively).

75. In letter (3) in Enclosure 1, it is suggested that concrete-blocks with a hollow space in them, can be fitted together with much less labour than ordinary bricks, and the cheapness, dryness and coolness of hollow external walls are emphasized in letter (22) in the same enclosure. Upon this question of hollow walls, Mr. Jackson and Mr. White were of the opinion that there was no objection to such hollow walls, if they were properly sealed with cement-concrete. We recommend that the matter be carefully gone into by the Public Works Department.

76. In letter (8) in Enclosure 1, the suggestion is made that walls of short length and built in cement mortar may safely be of less thickness than is at present required by law. Mr. Jackson and Mr. White concurred in this view, which we support.

77. Mr. Lam Woo in his evidence (Enclosure 8 (2)) pointed out that in Shanghai a less thickness of wall is required than in Hongkong, but the Acting Director of Public Works seemed to think that a better condition of wind and weather exist in Hongkong than in Shanghai, and consequently the greater thickness was desirable here. We concur in the latter view.

78. It is suggested in letter (24) in Enclosure 1, that for one-storey and two-storey houses in rural districts a mixture of cement, lime and decomposed granite might be allowed for walls; and Mr. White agreed, but added that, in such a case, proper supervision would be required during construction.

79. The question of allowing workmen to occupy the ground-floor of Chinese tenement-houses when the building is erected up to the second-floor, so as to speed up the building operation and save some rents, is dealt with in para. 24 (3).

## Labour.

80. The question of securing an adequate supply of skilled labour for the building trade is important, because it affects not only the building development of the Colony, but also the cost of buildings. In paras. 24 and 25 we have made recommendations with the view of obtaining a sufficient supply of such labourers by providing them with sufficient and cheap housing accommodation.

81. One of the most serious obstacles to the supply of labour appears to be the large entrance-fees demanded of new members by some of the local guilds, thus deterring newcomers from the country (see letter (10) in Enclosure 1). We may add that it is stated in letter (40) that labour obtained from the guilds is considerably dearer than that from outside sources. The influence of guilds on the building development of the Colony is also referred to in letters (24) and (41).

82. We strongly urge the Government, in the interests of all branches of trade in this Colony, to pass a law for the reference to a strong and independent tribunal, with one representative of the employers and one representative of the workmen as assessors, of all disputes in this Colony relating to wages to be paid to workmen, hours of employment and holidays. Such a law is clearly desirable in the interests of workmen, no less than in those of employers, for it is of the utmost importance to the former to know that they have a definite tribunal to which they can appeal with the full certainty of their grievances being gone into without delay and without any cessation of wages such as is involved in a strike. In the course of his Report for the year 1922, the Secretary for Chinese Affairs remarks (at page 13): "The general strike was largely a matter of the intimidation of willing workers." Mr. Halifax advocates as a remedy the establishment of an Employers' Federation; but while we agree that the formation of such a federation may be desirable, we think that an arbitration tribunal as recommended by us, should be established, and that a Judge of the Supreme Court should be given power to enforce the decisions of the tribunal.

83. It would seem desirable to establish a trade school to teach boys carpentry, masonry, and other branches of the building trade. The industrial school which, we understand, Sir Robert Ho Tung and several Chinese gentlemen are contemplating should prove an ideal institution for the purpose.

84. In letters (10) and (24) in Enclosure 1, it is suggested that the Government should grant permission to contractors to obtain stone, sand and earth from places as near as possible to the building works. We commend this suggestion to the consideration of the Government.

85. We recommend that local architects furnish their contractors with sufficiently detailed drawings

of the work to be done, at as early a stage of the building work as possible, by which much time will be saved, and structural alterations will be obviated. In this connection we would call attention to letters (9) and (40) in Enclosure 1, and to the evidence of Mr. L. G. Bird and Mr. Lam Woo in Enclosures 8 (6) and 8 (2) respectively.

86. Architects could also help contractors by advising them as to what amount of materials is required, and when they should be ordered and delivered (see letter (9) in Enclosure 1).

## Prompt Payment.

87. It is also our opinion that, if contractors are paid more promptly, the cost of building contracts will appreciably be reduced, (see letter (9) para. 10, in Enclosure 1). A fair allowance should also be made to contractors for materials on the ground.—(Ibid. See, too, letter (39)).

88. In letter (3) in Enclosure 1, it is stated that unnecessarily heavy security is required from contractors by persons building houses, with the result that contractors have to provide for this item in preparing their tenders. Mr. Lam Woo also complained that securities are required from contractors when permits are issued to them for erecting scaffolding, matsheds, etc.; and as this would tie up a great deal of money, which a small contractor can ill afford to have so employed, the cost of building is indirectly increased by reason of the fact that such contractors have to protect themselves by making their tenders higher. Mr. White informed us in his evidence that the system of security was introduced in order to exercise a better control over the contractors; but in view of the existing high cost of building, we advise that, instead of requiring the contractors to put up securities in such cases, a prosecution should be instituted against any contractor who commits an offence.

## Labour Saving.

89. In letter (10), (24), (30), (35) and (40) in Enclosure 1, the greater employment of labour-saving machines or devices is advocated as being the means of multiplying the cost of buildings. The appliances, etc., mentioned in these letters are—

- Pneumatic Rock-Drills.
- Mechanical Stone-Crushers.
- Rock-Cutting Machines.
- Concrete Mixers.
- Electrically-driven Portable Wood-Workers.
- Floor-Planing and Sanding Machines.
- Steam Pile-Drivers.

"There is no doubt that a wider use of such appliances will have the desired result in the case of big undertakings, and that the use of the first three in quarries would save much time and labour. In letter (30) it is stated that gravel-crushers effect a saving of at least 30%."

90. In letter (22) the use of light railways for conveying materials is suggested. In letters (22) and (41) the suggestion is made that motor-lorries should be substituted for push-carts as much as possible. We endorse this suggestion, which was supported by Mr. Jackson and Mr. White, and we hope that a company may be formed for the hiring out of motor-lorries.

91. We agree with the suggestion in letter (24) that more lighters are required, and we recommend the provision of a suitable service of tugs.

92. There is a suggestion (letter (35) in Enclosure 1) that time would be saved if junks were allowed to discharge their cargoes of building materials at night; and we suggest that the point be referred to the Captain Superintendent of Police and the Harbour Master for consideration as to whether the desired permission might be allowed under supervision.

## Middlemen.

93. In our circular letter of the 9th April, 1923, addressed to architects, contractors and others, we ask whether the number of middlemen can be reduced. The general opinion is that it is impracticable to do away with middlemen in the building of houses; and we accept this view after careful enquiries. At the same time we are strongly of opinion that the retelling of a whole contract should be forbidden by law, as the practice tends to increase the cost of buildings—see letter (24) in Enclosure 1, and the evidence of Mr. Jackson, Mr. White and Mr. Lam Woo in Enclosures 8 (5) (3) and (2) respectively.

94. We are of opinion that land for the storage of building materials from junks should, wherever available, be granted by the Government as near to the scene of operations as possible—see letters (10), (19), (24), (29), (35) and (40) in Enclosure 1, the evidence of Mr. Jackson, Mr. White and Mr. Lam Woo, and also Enclosure 4.

95. We also consider that there should be more wharves on the Fray for the landing of materials—see letters (14), (35) and (39). Mr. Jackson informed us that the matter was being enquired into by the Government (Enclosure 8 (5)).

## Cost of House-Building.

96. We commend to the favourable consideration of contractors, with a view to saving expense in building, the following suggestion for big supply depôts, which

is made in a leading article in the *South China Morning Post* of the 11th April, 1923:—

"Instead of innumerable contractors with their own work-yards, plant and storage, we could have one or more contractors' supply firms, stocking timbers, cement, steel, bricks and stone, and providing motor truck delivery of finished products as far as possible. The contractor is then left with no overhead cost, except his office and desk, and no function except to supply the labour."

A big supply yard would have frame saws, and granite cutters, and might enter upon mass production of bricks with imported clay. Here is room for a considerable saving of expense.

We agree with another suggestion in the same article that the Government should be generous in its terms for granting a site for the above purpose, subject to proper guarantees being given by the lessees.

97. The use of cement-bricks is advocated in letter (24) in Enclosure 1, and we consider that such cement-bricks should be extensively tried, more especially as we understand that they do not cost more than ordinary red-bricks. We are informed that these bricks have passed satisfactory tests, and are to be used for the houses of the Kowloon Tong Company.

98. Suggestions that the Government should encourage the manufacture of bricks, tiles and lime in the New Territories, and the investigation of suitable clays for brick-making, are made by letters (10), (23), (24), (27), (30), (31), (32), (35), (39), (41) and (49) in Enclosure 1. We support these suggestions.

99. In letter (30) it is stated that if a lime-kiln is built at Tsun Wan, lime can be produced by piece work at about 30% below market price.

100. We agree with the writer of letter (23) in Enclosure 1, that the Government should encourage the growing of bamboos and fit-trees in the New Territories, as these two articles are extensively used for scaffolding.

101. Cast reinforced concrete for doors and window-frames is suggested in letter (24) in Enclosure 1, and Mr. Lam Woo supports the suggestion. Steel frames for windows are recommended in letters (10) and (36) in Enclosure 1, and also by the Committee on Labour-Saving Devices (Enclosure 4).

That Committee also recommended—

- (1) Decolite laid on concrete for flooring, as being cheaper than timber, especially in offices, lavatories and verandahs;
- (2) Terrazzo as a substitute for tiling; and
- (3) Beaver woods for ceilings, as being an excellent substitute for China Fir or Teak.

102. In letter (24) in Enclosure 1, it is suggested, and the suggestion was confirmed by Mr. Lam Woo, that rain-water pipes in cast-iron are cheaper than cast-iron pipes.

## Sub-Head (3)—Measures for Decreasing Rental.

103. In addition to our recommendations in paras. 33 to 35 for the restriction of rents by conditions of sale, where land is sold by the Government cheap and without auction, we are clearly of the opinion that the Rents Ordinance should be continued until such time as the supply of houses meets the demand, and until the state of affairs in the neighbouring Provinces of China is sufficiently settled to put an end to the periodical large influxes of Chinese refugees from China to Hongkong.

104. We also consider that the Government should forbid, by legislation the demolition and reconstruction of houses which are stated by the Building Authority to be in either good or fair condition, because we consider it both inequitable and unjust to the tenants for the Government to allow their eviction from premises which are in good or fair condition, and because also of the following reasons:—

- (1) Such eviction of tenants throws an extra demand on such premises as may be vacant, with the result that the tenant in many cases is forced to pay a larger rent for his accommodation; and
- (2) Such reconstruction must tend, by competition for skilled labour and building materials, to increase the cost of erecting new buildings upon land which has not been previously built upon.

105. Instances of the threatened eviction of tenants from premises which are reported by the Building Authority to be in either good or fair condition appear from the items marked with a red cross in Enclosure 5. In this connection we also invite attention to letters (5) and (27) in Enclosure 1.

106. The proposal in paragraph 150, if adopted, would in no way delay the demolition and reconstruction of houses which are so old or dilapidated as to require reconstruction.

107. The housing of employees, already dealt with under Branch I, paragraph 27, will also tend to diminish rents, not merely by providing more houses but also by

diminishing the number of people who are at present obliged to compete for houses to live in.

## Protection.

108. There is now only one aspect of the problem left to be dealt with by us. It is the question of how best to protect the various classes of the community from being, as they have been in the past, forced out of certain parts of the Colony, in which they have for years been residing, by economic pressure from outside.

109. It is the opinion of the Chairman and Mr. Bailey that the only means of attaining the desired result is the creation of reservations for all sections of the community; and the views and recommendations contained in the following paragraphs relative to the subject are their views and recommendations. Mr. Kotewall, recognising that the question is not one of racial discrimination, and that, like the British residents, the Chinese and Portuguese permanent residents of the middle and working classes have suffered severely from the economic pressure caused by periodic influxes from the neighbouring Provinces, agrees to the principle of Reservations for British residents and for those Chinese permanent residents and residents of other races, who desire such Reservations.

## Reservations.

Mr. Kotewall, however, considers that the area comprising the Kowloon foothills together with the hills behind as marked green in Enclosure 7, which is recommended in para. 121 for a European reservation, is far too large for the purpose. In para. 118 the Government is already asked to reserve for the same purpose "the whole of the foothills surrounding and forming part of King's Park on the West, North and East side, and also the hilly area immediately adjoining such foothills," and it is believed that fully 100 houses, with garden space around them, could be erected on this amphitheatre. Even if the eastern side of the area were required for Military Officers' quarters (vide para. 120), the remaining portion thereof would still seem to be sufficient to accommodate nearly all the British residents who have recently been or will soon be dislocated from their houses. Those who cannot be accommodated in this area could then go to the Kowloon foothills. But the area of the latter which is recommended to be reserved for the purpose is, to Mr. Kotewall's mind, unnecessarily large—larger, it appears from the map, than the whole of the developed portion of the Kowloon Peninsula which has taken about 80 years to reach its present size and prosperity. The total British population of the Colony, according to the Census taken in April, 1921, is about 8,000, the majority of whom are already fairly well housed in different parts of the Colony; and judging by the rate at which the population has grown during the last two decades, it seems unlikely that in the next two decades or so it would increase greatly out of proportion to the past rate, or to such a number as would actually need the enormous area proposed to be reserved for them. Apart from other considerations, it is economically unsound to detach a vast area of good building land from a locality which is rapidly developing, and to set it aside in order to meet the needs of a section of the community, who requires only a very small portion of it for a long time to come. Mr. Kotewall is therefore of the opinion that only such an area in that locality as will adequately meet the present needs of the British residents, should be reserved for them, with a reasonable margin of land allowed for recreation-grounds and for future expansion.

110. The question of the setting aside of reservations for different sections of the community has received the most anxious consideration of the Commissioners; and they are of opinion, after carefully studying the very special circumstances prevailing in this Colony, including its proximity to the densely populated provinces of the adjacent disturbed provinces, who in times of disorder in China flock down to Hongkong in tens of thousands, that it is the bounden duty of the Government to make reservations, by means of demarcations of areas and special conditions of sale, in such areas for (a) British residents, and (b) permanent residents of other races respectively. (See also paragraphs 123 and 124).

## Land Boom.

111. As regards the British residents in the Kowloon Peninsula, the need for measures being urgently taken by the Government is manifest. The Southern portion of the Peninsula, which up to about 10 years ago was happily free from the attentions of the land speculator, has lately been passing through a severe land boom which, unfortunately for the general body of tenants, who in the long run are the sufferers, still continues. The result of this boom has been that the properties in what is the centre of the district mainly inhabited by Europeans, have in the course of the "last" two years "soared" from about \$2 dollars to over \$7 dollars a square foot on sale prices; and at Yau-mat to an even greater height.

112. This boom price of land in Kowloon forms a sharp contrast to the Hill Districts on the Island of Hongkong where land is being put up to auction by the Government at 12 cents a square foot, and where it is the custom for the applicant for the land not to be bid against, (a custom which we recommend the Government to convert into a fixed and immutable fact by selling land in future in the Hill District to the first applicant without any auction whatever, because he has in most cases been to some trouble and expense in selecting the site).

113. The recent huge sale prices of land at Tsimshatsui where British residents have been accustomed to live for years past, and at Yau-mat where Chinese residents of the middle and working classes make their homes, must be regarded as a positive disaster to the tenants; and this situation calls for immediate and drastic action on the part of the Government, in order to protect permanent residents who, surely, have the right in a British Colony to expect decent housing accommodation at a rent which bears some reasonable proportion to their incomes, and to be protected from the economic and other consequences caused by the influx into the Colony of tens of thousands of Chinese from the mainland.

114. The question of the necessity of making European reservations has been pressed upon the Government by leading articles in all the four British newspapers in this Colony, and also in the speech of the Vice-Chairman at the last Annual General Meeting of the Kowloon Residents' Association (see Enclosure 6 containing printed extracts from those articles and that speech); and it has been shown that the question is not a racial question. It is primarily an economic question, but it is also one involving the health and reasonable comfort of Europeans living in a climate which is hot and trying in the summer.

115. European Reservations are also advocated in letters (38), (40) and (42) in Enclosure 1. A side argument in favour of European Reservations is that, in times of strike or other internal commotions, an aggregation of British residents in one district renders it easier for them to take common action for the defence of the whole community against disorders.

116. We feel that such reservations are more especially necessary in Kowloon on economic grounds, having regard to the fact that the British residents in the Peninsula are, generally speaking, less wealthy, and consequently less able to pay a high rent than those who live in the Hill District.

117. The position of affairs, as regards housing accommodation for British residents at Kowloon is one of great gravity, because wealthy Chinese have bought up, during the last few months, at high prices, several rows of buildings, situate in the District between Nathan Road on the West and Chatham Road on the East (until recently regarded as a quasi-European reservation and still largely occupied by Europeans), and there is a probability that yet further purchases will be made in the same District for the housing of refugees from China. Moreover the demand on housing accommodation in Kowloon has recently been considerably increased by the recent compulsory removal (owing to housing shortage) from the Island of Hongkong to Kowloon—

(1) of married employees in H. M. Naval Yard.

(2) of Portuguese from Bellios Terrace and elsewhere and their families.

118. The Chairman and Mr. Bailey, after carefully exploring the whole of the Kowloon lands to the south of the range of hills behind the Kowloon Peninsula, have come, without any doubt whatever, to the conclusion that the Government ought, under the circumstances above detailed, to reserve as a European reservation (subject to the Military requirements referred to in paragraph 120) the whole of the foothills surrounding and forming part of King's Park on the West, North and East side, and also the hilly area immediately adjoining such foothills, which adjoining area is situate between King's Park and the Railway on the East and between King's Park and Nathan Road on the West. Mr. Bailey and the Chairman have carefully gone over this land, and have come to the emphatic conclusion that this is an absolutely ideal site for the purpose suggested, and they have no hesitation in recommending to the Government that it be used for building residences for those of British Race, that the land be sold without auction at a cheap price if applicants approved of by the Governor in Council, and that the conditions of sale require that the buildings to be erected shall only be occupied by and sold to such persons of British race as are approved of by the Governor in Council. It is difficult, without a survey, to estimate exactly how many houses could be built, with garden space around them, on this amphitheatre referred to, but it is believed that fully 100 houses could be erected.

119. The suggestion, which is being made as to a portion of the

foothills of King's Park being used for residential purposes is not a new one, and has even in the past been advocated by the Government as appears from the following extract from the Report of Proceedings of the Public Works Committee, consisting of the Director of Public Works (Mr. W. Chatham), the Colonial Treasurer (Mr. R. O. Hutchison), Mr. Pollock, Mr. Lau Chu-pak, Mr. Ho Pook, Mr. E. V. D. Parr, and Mr. S. H. Dodwell, held in the Council Chamber on the 5th February, 1920:—

"As regards European houses, provision had been made in the current year's Estimates for the erection of a number of such houses on that portion of King's Park which lies to the eastward of the Rifle Range. The area in question was at present waste land, being covered with trees and undergrowth. The houses were intended, primarily, for the accommodation of members of the Civil Service or of the Naval and Military Establishments. After discussing various suggestions, the Committee unanimously agreed to recommend that, in order to provide additional sites for European houses, the Rifle Range should be removed and the slopes of the hills bounding King's Park and also any portions of the Park itself, in addition to that already referred to, which are not utilized in connection with the Golf Course, should be rendered accessible by roads and disposed of as building sites."

120. We have recently received information that there is some likelihood that the eastern side of the range of hills encircling King's Park, i.e. the side next to the Railway, may be required for quarters for the Officers of the Regiment to be stationed at Gun Club Hill and their wives. Whilst fully recognizing that the Military have first claim we would most strongly recommend the Government to now reserve the Western and Northern part of such circle of hills for British civilian residents in the manner suggested above.

121. Moreover, in order to secure the future housing of persons of British race we recommend that the Government, in addition to the measures suggested in paragraphs 118 and 120 of this Report, do mark out as a European Reservation, and develop to the fullest possible extent for occupation by British Residents, the Kowloon foothills together with the hills behind, which are marked green on the plan of the Colony (Enclosure No. 7). We recommend that the section within the red dotted lines be developed first by the Government, seeing that this section contains a tract of land, at a height of 50 to 450 feet above sea level, the eastern portion of which is capable of easy development and laying out for building purposes. In fact part of such eastern portion was formerly suggested by the Government as a suitable site for the Kowloon Hospital. Any such Reservations would, of course, be subject to any rights of any present owners of land.

122. In order, however, that building may be encouraged to the full, in the section within the red dotted lines, and that a successful British settlement may grow up, we recommend that the Government take all the following essential steps, as promptly as is practicable:—

- (1) Adopt the advice contained in paragraph 51 as to the development by the Government of new areas, namely:—

"To give greater encouragement to pioneers by constructing roads, sewers, mains, training of nullahs, etc., at Government expense, in new areas, even when the number of houses to be built is small in the first instance." Among the *ceteris* required are electric light and water.

(2) Mark out promptly, and publish particulars of, the dimensions of lots which are available for building.

(3) Sell such lots at a cheap rate, without auction, for occupation by persons of British race.

## IS THERE A BABY IN YOUR HOME?

"If so, or if you have young children, you should not be without a box of Baby's Own Tablets. Children's ailments come quickly and means should always be at hand to promptly fight them. Baby's Own Tablets."



are the ideal home remedy. They relieve the bowels, banish constipation, colic and indigestion, check diarrhoea, relieve colds and croup, allay teething, soothe the nerves, and quickly bring back health-giving sleep. They also cure worms. Chemists sell them, or you may order them direct from Dr. Williams' Medicine Co., 60 Kings Road, Shanghai.



THE HOUSING QUESTION.

(Continued from page 10.)

- (4) Encourage private persons approved of by the Governor in Council to build for their own occupation upon the terms set out in paragraph 46 of this Report.
- (5) Encourage by easy terms firms and companies located in Kowloon to build houses for their British employees upon the higher levels, on the principle of the Talkoo buildings in the gap above Quarry Bay.
- (6) If houses are in future required for Government Servants stationed at Kowloon, build such houses within the area in question.
- (7) Encourage cheap and efficient transport by motor bus and ferry to Kowloon City.
- (8) Construct a through tram from the Star Ferry to 450 feet above sea-level, with its terminus at some convenient spot in the black line section shown in Enclosure 7, with an adequate service of trams, including some non-stop trams at certain hours of the day.

123. We desire to add that we are in favour of reservations all round for any races, Chinese, Portuguese, Indians and others desiring such reservations, and preferring to live amongst their own people; and the above conditions 1, 2, 3, and 4 in paragraph 122 should apply, *mutatis mutandis*, to such Reservations also.

124. We accordingly recommend that the Government should, in rural districts, grant land, as reservations, at a cheap rate without auction to permanent residents of all races who desire to live among their own kind with a clause to restrain resale or alienation to persons not of the same race.

125. In this connection we would point out that the Chinese have already shown an inclination to live by themselves in the rural districts of the Colony, as may be instanced by the projected settlement for Chinese initiated by the Honourable Mr. Chow Shou-sen and others near Deep Water Bay; the large settlement of Chinese gentlemen that is being carried out on the lower part of Stubbs Road; and many other Chinese settlements in rural districts, both present and projected.

126. The Portuguese also are to be congratulated upon the success of their settlement at Ho Man Tin, and we hope that the Government will encourage building schemes of co-operation on the part of others.

127. Having now dealt with all the points that seemed to us to have important bearings on this grave housing problem, it only remains for us to say, that whilst it is conceivable that the transfer of the military to less centrally situated land and the completion of the Praya East Reclamation may bring a measure of relief after an interval of some years, we regard it as the duty of the Government to deal vigorously and at once with the present housing shortage, more especially as we find ourselves unable to take the optimistic view that, after so many years of unrest, the neighbouring provinces of China are likely within a short period of time to settle down to such an extent as to relieve this Colony of the stupendous task of housing tens of thousands of Chinese refugees who periodically flock into the Colony from the mainland of China. Furthermore, even if that great desideratum for the trade of this Colony as well as of Kwangtung—a strong and stable Government at Canton—could be established in the near future, we consider it highly questionable whether, in view of the many past years of unrest in Kwangtung and Kowloon, rich men from those provinces would abandon the havens of rest which they have made for themselves and their families in Hongkong.

128. Our thanks are due to our numerous correspondents who have made suggestions for increasing housing accommodation and the cheapening of houses, and to our Honorary Secretary, Mr. A. G. W. Tickle, who has been good enough to collect various information for us.

Our thanks are also due to the following Officials, who have been kind enough to answer promptly various enquiries addressed to them by the Chairman, namely, the late Director of Public Works, the Honourable Mr. T. L. Perkins; the Acting Director of Public Works, the Honourable Mr. H. T. Jackson; Mr. A. E. Wright and Mr. H. J. Pearce of the Buildings Office; and, in particular, the Honourable Colonial Secretary, Mr. A. G. M. Fletcher, C. M. G., C. B. E., for his readiness at all times to supply information to the Chairman, as required.

And lastly we desire to pay our heartfelt tribute of respect to the memory of the late Mr. J. W. White whose recent untimely death, in the midst of his arduous labours, has deprived the Colony of the services of a capable, hard-working and conscientious Public Servant.

H. E. POLLOCK,  
Chairman.  
R. H. KOTTEWALL,  
S. S. BAILEY.  
Hongkong, 26th September, 1923.

KOWLOON TRAFFIC DANGERS.

[To the Editor of the "China Mail,"]

Sir,—In his budget speech at Thursday's Council meeting, H. E. the Governor is quoted as having stated "finding an early solution for the traffic problem in Kowloon and to establish a reliable service of motor vehicles running to schedule and at fixed fares," &c.

As a Kowloon resident, I firmly believe that immediate improvement is necessary in the bus services. Dangerous situations arise daily although as a layman I can only attribute them to coincidences. It has been stated that to encourage loyalty and enthusiasm in securing patronage, the various owners offer a percentage of their takings to the employees on the buses and that the dangerous situations or coincidences are attributable in the main, to over anxiety to rope in passengers. Another assertion commonly made is that as the result of the temptation to diverge from road etiquette—to use no other term—a bitter feud exists between the *fokis* of the different companies. I have seen the drivers of buses owned by rival companies jockeying for positions at the start after passengers have landed from a ferry. Considerable risk is attached to starting a bus race in the ferry wharf vicinity owing to the multifarious traffic coming and going. Then I have seen buses, which have taken the lead, strive to retain it by all that is humanly possible, obviously, to be able to pick up passengers *en route* before competitors can get to them. Instead of stopping near the kerb, they will pull up almost in the middle of the road to prevent others passing. Those at the back manoeuvre to get past and the position is fraught with danger for people who are nearby. This leads to ill-feeling and the fire is fanned by lack of courtesy when meeting on the road, especially at bends.

Residents in the outlying districts will, I think agree with me, when I say that it would be better for all concerned if a monopoly was farmed out until the tram service is organised. Either call for tenders or suppress the human anxiety to bag every prospective fare in view and we will travel with our minds more at ease.

Yours etc.,  
L. H. CHAN,  
"Stone House,"  
Aryll Street,  
Honamun.  
Hongkong, October 5, 1923.

COLONY'S TREES.

[To the Editor of the "China Mail,"]

Sir,—May I be allowed through the medium of your valuable paper, to draw the attention of the authorities, to the wholesale destruction of young trees, that is taking place in certain districts around Hongkong.

There are existing laws, I believe, which forbid this. Would it not be to the interest of the Government to enforce these laws, and to teach the people that they must obey them; otherwise it would seem that the authority of the Government is of no account.

In one district, groups of people, carrying their bundles, pass within sight of a Police Station, and that such an open defiance of our laws is allowed is sadly to be deplored.

One does not wish to be hard on these people, who no doubt are glad of the money they are able to make out of the sale of the wood, but there are plenty of legitimate ways of earning their livelihood, and they ought to be made to realise that this destruction of healthy, and health-giving young trees, is not allowed by the British Government, which, although very lenient in dealing with the natives, should not tolerate this indifference to their laws, in this British Colony.

Yours truly,  
"INTERESTED,"  
Hongkong, October 4.

A PRAYER MEETING.

[To the Editor of the "China Mail,"]

Sir,—Extract from China Mail October 3, 1923.  
The Cathedral, Assistant Chaplain, Mr. A. E. Wright and Mr. H. J. Pearce of the Buildings Office; and, in particular, the Honourable Colonial Secretary, Mr. A. G. M. Fletcher, C. M. G., C. B. E., for his readiness at all times to supply information to the Chairman, as required.

And lastly we desire to pay our heartfelt tribute of respect to the memory of the late Mr. J. W. White whose recent untimely death, in the midst of his arduous labours, has deprived the Colony of the services of a capable, hard-working and conscientious Public Servant.

H. E. POLLOCK,  
Chairman.  
R. H. KOTTEWALL,  
S. S. BAILEY.  
Hongkong, 26th September, 1923.

NOTICE TO SHIPPERS AND PASSENGERS.

(Continued from Page 7.)

HONOLULU.

Oct. 26.—T.K.K. Tokyo Maru.  
Nov. 1.—T.K.K. Korea Maru.  
16.—T.K.K. Siboria Maru.  
18.—T.K.K. Siboria Maru.

AMERICAN PORTS.

VANCOUVER, ETC.  
Oct. 15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.  
22.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

VICTORIA.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

SEATTLE.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
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15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

LOS ANGELES.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

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18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

SAN FRANCISCO.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

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20.—O.P.S. Empress of Asia.

RIO DE JANEIRO.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

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VALPARAISO.

Oct. 13.—A.O.L. Pres. Jackson.  
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PORTLAND.

Oct. 13.—A.O.L. Pres. Jackson.  
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16.—O.P.S. Empress of Asia.  
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15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

NEW YORK.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
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20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
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18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

BOSTON.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
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20.—O.P.S. Empress of Russia.  
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18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

SOUTH AFRICAN PORTS.

DURBAN AND CAPETOWN.

PASSENGERS.

(Continued from Page 7.)

HONOLULU.

Oct. 26.—T.K.K. Tokyo Maru.  
Nov. 1.—T.K.K. Korea Maru.  
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VICTORIA.

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17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

SEATTLE.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

LOS ANGELES.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

SAN FRANCISCO.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

RIO DE JANEIRO.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

VALPARAISO.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

PORTLAND.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

NEW YORK.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

BOSTON.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

SOUTH AFRICAN PORTS.

DURBAN AND CAPETOWN.

PASSENGERS.

(Continued from Page 7.)

HONOLULU.

Oct. 26.—T.K.K. Tokyo Maru.  
Nov. 1.—T.K.K. Korea Maru.  
16.—T.K.K. Siboria Maru.  
18.—T.K.K. Siboria Maru.

AMERICAN PORTS.

VANCOUVER, ETC.  
Oct. 15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

VICTORIA.

Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
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18.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

SEATTLE.

Oct. 13.—A.O.L. Pres. Jackson.  
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LOS ANGELES.

Oct. 13.—A.O.L. Pres. Jackson.  
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Oct. 13.—A.O.L. Pres. Jackson.  
15.—N.Y.K. Kaga Maru.  
16.—O.P.S. Empress of Asia.  
20.—O.P.S. Empress of Asia.

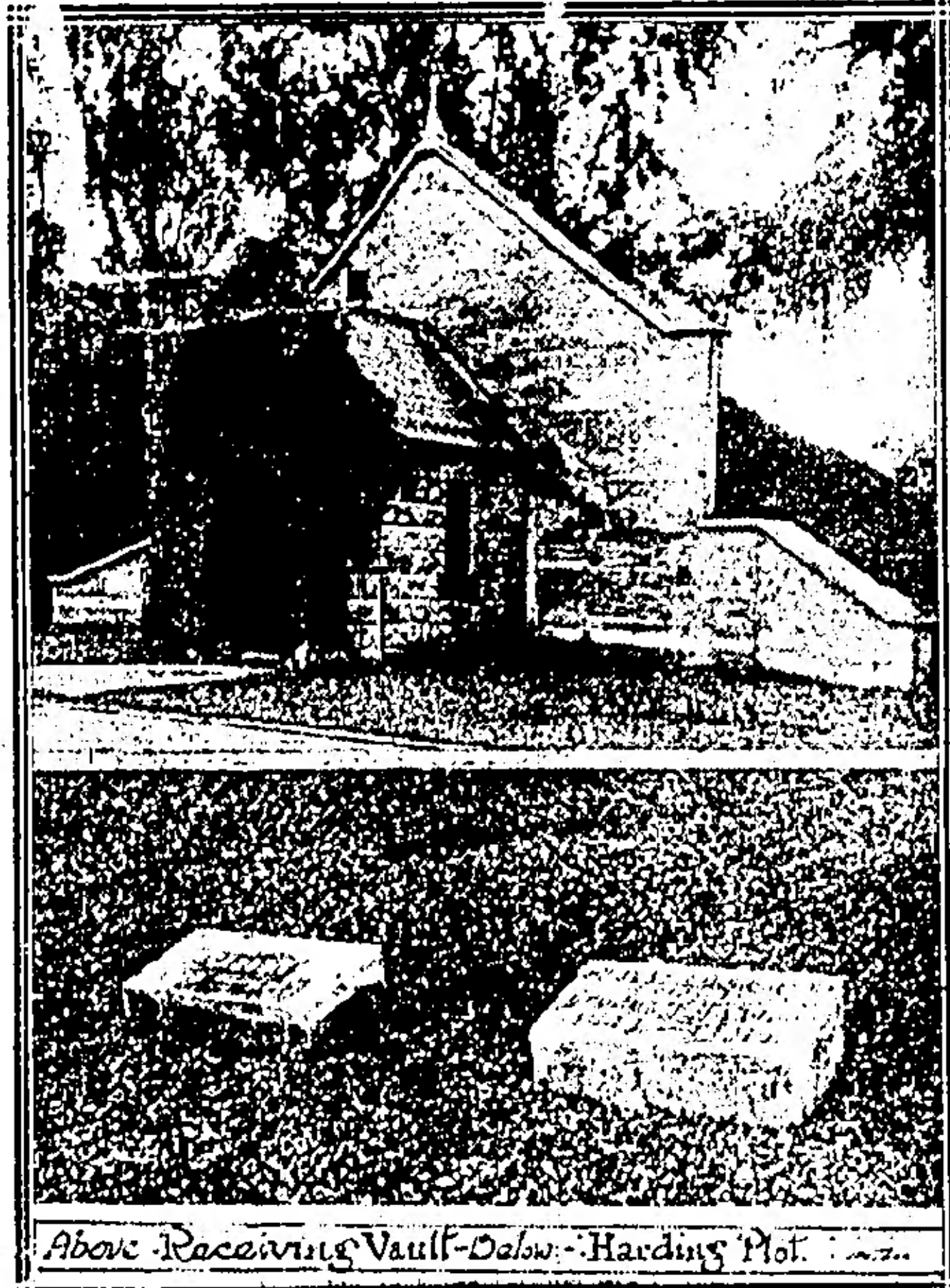
Nov. 1.—N.Y.K. Empress of Canada.  
17.—O.P.S. Empress of Russia.  
20.—O.P.S. Empress of Russia.  
22.—O.P.S. Empress of Russia.

Dec. 1.—O.P.S. Empress of Asia.  
15.—O.P.S. Empress of Asia.  
18.—





Here are the three men in whose hands rests the military power of the Russian Soviet, which is building up a huge fighting machine. Left to right, they are: Sklianski, personal secretary to Leon Trotsky; Leon Trotsky, Soviet Minister of War, and Colonel Kaulneff, Chief Commander of the All-Russian Red Army. The photograph was taken at a recent military review near Moscow, where more than 150,000 troops were massed.



Here is the little receiving vault, in the Marion, O., cemetery, where the body of Warren G. Harding will lie temporarily. The late President owned a plot in the cemetery, where his mother and sister are buried, and in this plot his own remains later will be interred, when a tomb has been erected.



General Pershing and war heroes.

Above is an inspiring group at the opening of the Citizens' Military Training Camp at Fort Sam Houston, San Antonio, Texas. The veterans of many American wars are represented, as well as nurses and a member of the present training camps. Standing, left to right, is a World War veteran and commander of the San Antonio American Legion Post; a nurse who served in the Civil War and a nurse who served in the World War. Seated, left to right, are a Spanish-American War veteran, General John J. Pershing, a Confederate war veteran and a Mexican War veteran, now 95 years old, while seated on the ground is a youngster just getting his first training as a soldier.



Above: Charles E. Hughes, Leonard Wood, Frank O. Lowden, Robert M. La Follette, Hiram Johnson, and Herbert Hoover.

By virtue of his office President Calvin Coolidge becomes a likely candidate for the Republican nomination in 1924, which politicians agree would have been given to President Harding if he had lived. It is likely that Senator Hiram Johnson, of California; Senator Robert M. La Follette, Governor Frank O. Lowden, of Illinois; Secretary of State Charles Evans Hughes, Governor General Leonard Wood, of the Philippines, and Secretary of Commerce Herbert Hoover will all be boomed by their followers for the honor of leading the party in the 1924 campaign.



Coolidge under guard.

President Coolidge is shown taking a brief constitutional down F Street, in Washington, near the Hotel Willard, where the temporary White House was located. The Chief Magistrate is shown surrounded by his protecting bodyguard of Secret Service men, who accompany him everywhere he goes.



Perfect Tribute.

Typifying the sorrow of the American people and the perfect tribute to the memory of Warren G. Harding, this trio knelt for a moment in silent prayer before the portals of the White House.

### SUDDEN—CLEAN—SAFE—SURE

The most vigorous bug, flea or cockroach hasn't the faintest hope of surviving a moment, once he is touched by the penetrating vapor-spray of LOTOL—the Clean Liquid Vermicide. Leaves no stain or trace.

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Sole Agents for South China.

### BRINGING UP FATHER

Do you experience difficulty when reading at night?—If so you should consult an eye specialist. Then reading by lamplight will be a pleasure, not an infliction. Your sight is also protected.

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